

Community Association Response

Oct. 1, 2019

City of Calgary Circulation Control
Planning and Development
PO Box 2100, Station M, Calgary, Alberta
IMC 8201

cpaq.circ@calgary.ca

Re: LOC2019-0076
Land Use Amendment to Direct Control
for Proposed 17th Avenue Commercial Development
Land Use Application – 4503, 4507, 4511 17th Ave SW

Dear Lindsey Ganczar

I am writing this letter as president of the Glendale/Glendale Meadows Community Association and on behalf of our community board in support of land use change from RC-1 and DC to Direct Control District at 4503, 4507 and 4511 17th Ave. SW.

Mr. Lee Dowd presented his development concepts to our board in October 2018 for commercial development on 17th Ave. SW in Glendale anchored by a coffee shop and community hub. Our association will support the Land Use Amendment application for the proposal concept that has been shared with us.

The requested modifiers that limit floor-area ratio of 2.5 and building height to a maximum of 11 metres would be contextual for our neighbourhood and considerate of surrounding neighbours. This project should be a good stepping-stone for further investment in Glendale, setting a standard for future high quality commercial and residential development along 17th Ave. SW near the 45th Street LRT Station.

Our understanding is the City has been in negotiation with the developer and requested alternate zoning from that originally sought. We believe this revised request still fits in well with our neighbourhood and would be an asset for Glendale, Glendale Meadows and neighbouring communities.

Yours truly,

Chris Welner
President, Glendale/Glendale Meadows Community Association
(403) 796-6552
president@myglendale.ca

Cc: lindsey.ganczar@calgary.ca