

Wolfe, Chris

From: Gregory at Shaw <gregoryhay@shaw.ca>
Sent: Friday, December 13, 2019 1:21 PM
To: Wolfe, Chris; CPAG Circ; Ward11 - Lindsay Seewalt
Cc: development@parkhillstanleypark.ca; 'Bill Fischer, ECA VP'; Brent W. Bedford
Subject: [EXT] Comments on LOC2019-0151 34 Ave SW

The City Of Calgary

Planning & Development
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Attn: Chris Wolf

File Number - LOC2019-0151
Community Association – Parkhill/Stanley Park
November 2019

We commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust and responsibility.

We are responding with respect to the proposed rezoning of properties at 35, 39, 43 and 47-34 Avenue SW, to which the Parkhill/ Stanley Park Community Association is opposed.

The City of Calgary website indicates that the Calgary Planning Commission shall take in to account the relevant plans and policies, context, the rationale of the proposal and sound planning principles. The Applicant's application meets none of these criteria.

The Parkhill/Stanley Park Area Redevelopment Plan ("ARP") was initially approved in 1994 and was created with an understanding that Parkhill/Stanley Park, through thoughtful development, could play a critical role as an inner city community, close to public transit by appropriately balancing single family dwellings amongst low and mid density multi-family dwellings. An ARP is a foundational document that provides generations of guidance on the development of a community. Certainly, circumstances do change, and the Parkhill/Stanley Park ARP has been amended on several occasions (notably most recently in 2017) to reflect same. It permits homeowners and developers alike to have comfort in the community and its future.

The ARP was developed through careful consideration of how to best balance a variety of lot densities within one fairly small community. This is not a case of 'Not in My Backyard'. We have welcomed many projects in recent years that have removed existing single-family homes and replaced them with multi-family dwellings, including but not limited to the multi-unit complex on 40th Avenue and Parkhill Street SW and multiple side by side dwellings that are accessed from 42nd Avenue SW. In addition, there are several mid-level apartment buildings found on the streets closer to the C-Train station, allowing for increased density near public transit. These projects have all respected the ARP and allowed increased density in an appropriate way. Managing multiple densities in a community cannot be done on an *ad hoc* basis. It must be done with planning and intention.

While Parkhill/Stanley Park appears on the surface to be an eclectic community, which may suit the proposed rezoning, upon careful consideration of the ARP it is clear that the eclectic look and feel is purposeful and

founded in strong urban planning principles. One-off applications, such as the Applicant's, without consideration as to how the redesignation fits in to the ARP erode the foundation of the Community. The proposed development represents a complete departure from adjacent properties and would interfere with the current enjoyment of the existing properties in a way that cannot be condoned by the City Planning Commission.

Additionally, the current configuration of 34 Avenue, including entrance and exits is insufficient to support a multi-family dwelling of this magnitude.

The Application, if granted, would upset the delicate balance that was deliberately struck by the ARP and is strongly opposed by the Parkhill/Stanley Park Community Association.

Yours truly

Gregory Hay
Parkhill/Stanley Park Development Committee

