

Community Association Letter



INGLEWOOD COMMUNITY ASSOCIATION
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January 15, 2020

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear: Yuping Wang

Re: LOC2019-0184, 1502, 1504, and 1508 – 10 Avenue SE

The Planning Committee (PC) has reviewed the land use amendment application from RC-2 to RC-G at the above noted addresses. Based upon the PC's review of the application notice and the applicant's submission, the PC has moved to support the application.

The PC reviewed the applicant's updated design concept and the committee was pleased to see the project has well-addressed concerns the community has had historically with end-of-block reorientation. The Committee was supportive of the complex's design concept as presented with the LOC.

The PC is, however, very concerned about the parking relaxation being pursued. The site will include a total of 22 units (11 townhomes, 10 suited-basements, and 1 garage suite) with only 12 parking spots. No parking stalls have been allocated for the "TOD" basement suites. The application was supported, with concerns raised about the parking relaxation (for TOD), that no comprehensive area TOD study has been conducted, and a look at into overlooking/shadowing for adjacent neighbours (as the project is surrounded by a lot of commercial properties).

We do not complete the Community Context Questionnaire as a matter of policy as we find it to be no substitute for our Committee assessment of any given permit. If you have any questions, please call me at 403-619-0559.

Kind regards,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee



Erin Standen, Chair