

Community Association Comments

Received via email December 3, 2019

Thank you for the opportunity to review the provided package. Please see comments below:

File Numbers: **LOC2019 - 0154**

Parcel Address: **2703 23 ST NW**

Name of Planning Representative/s who completed this: **Wayne Howse**

Community Association: **Banff Trail**

Date returned: **December 3, 2019**

The Banff Trail Community Association provides the comments below based on a collation of community resident input as provided by email correspondence, or through direct engagement at recent community information sharing and engagement events.

Community comments and concerns include the recognition that this application is but one of several applications currently under consideration which propose land use amendments which diverge significantly from the statutory planning policy provided for by the ARP and the land use plan provided therein. Along with the concern that the implications of allowing such deviations sets a tantalizing precedent for subsequent land use and development proposals to proceed in a similar manner with further applications for additional accretive nonconformity and deviation from the planning policies, stipulations, and maximums provided for in the ARP, proceeding in this way engenders cynicism and a lack of trust and respect for statutory policy and the engagement process on the part of the community towards the city, the developers and their perceived practices, and as such is potentially corrosive to the promotion of collaborative outcomes and "great communities". Further to this we note the corollary advanced by some residents that the policy goals of the ARP for modest increases in density can be achieved differently than the proposed at this location, while the specific goals of this application can be realized elsewhere in designated areas already provided for under the ARP.

Thank you,
Wayne Howse