

SOUTHVIEW COMMUNITY ASSOCIATION

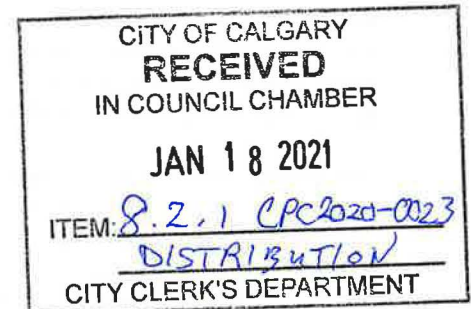


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January 12, 2021

To Whom It May Concern:

Re: Enterprise Zone section 25.2 Land Use Bylaw 1P2007



The Southview Community Association supports and encourages improvements regarding business development and new business ventures, however, we are also concerned about the history of granting temporary permits allowing exemptions to LUB and/or the statutory ARP for a business, such as, liquor stores, pawn shops, cannabis stores, and payday loans when the BRZ and local communities were and are trying to stop the proliferation of these businesses. The issuance of these temporary permits inevitably leads to a permanent Land Use Change. This practice has had and continues to have a detrimental effect on the BRZ and adjacent communities.

As we understand it, the Enterprise Zone aims to remove the red tape that inhibits the first steps of starting a business and for building owners to make improvements to their buildings to accommodate and attract new tenants. It does so by allowing for a Change of Use when the proposed “use” is currently listed in the existing land use district and removes the need for a Development Permit for a building addition of less than 1,000 square meters, or for modifying the exterior of an existing building. We also understand that there are exemptions to this initiative for business or uses per Land Use Bylaw (LUB) 1P2007, Section 25.2 (4), which are as follows: Cannabis Counselling; Cannabis Store; Custodial Care; Liquor Store; Nightclub; Pawn Shop; and Payday Loan.

Further uses are exempted from the initiative only if they are located within 30 metres of a freight rail corridor property line, per Section 25.2 (5): Addiction Treatment; Assisted Living; Child Care Service; Dwelling Unit; Emergency Shelter; Home Based Child Care – Class 2; Hospital; Jail; Residential Care; School – Private; School Authority – School; and Temporary Shelter.

Components of the existing form of LUB 1P2007 do not reflect the context of a residential neighbourhood, and, therefore, should not be simply “copy and pasted” into our community unless modifications are made to better reflect the needs of the area. Below are modifications recommended by the Southview Community Association in concert with Forest Lawn Community Association for the Enterprise Zone to better reflect the needs of the Greater Forest Lawn Area.

- All the uses that currently fall under the clause Section 25.2 (5) should always be considered exempt uses and should require a full permitting and circulation process. These uses we deem just as sensitive as those listed in Section 25.2 (4) and should continue to have community involvement, review, and awareness. The conditions surrounding the railway are not pertinent to our community and implies to us that the railway deserves more oversight than the homes of residents.
- We recommend that “Adult Stores” be added as an exempted use. We have had experience in the past that signage from this particular use has lacked the oversight required to ensure that they are appropriate for a residential community.

- We additionally recommend that Medical Clinics and Direct Control (2P80) be added to the list of exempted uses to allow for oversight and comment for location and adjacencies.

The planning policies of the statutory ARP give clear direction in the evaluation of Development Permit applications and would not apply with respect to change of use developments in the BRZ zone. We are concerned with the ability for the current system to catch non-compliant applications. This includes applications for sensitive uses. Losing the oversight mechanisms, especially for sensitive uses, will be detrimental to the objectives of the community.

The current processes and safeguards surrounding Development Permits to enforce their conditions, including "Stop Orders," will no longer exist. Once a sensitive use becomes established and begins to have a negative effect on the community there is little that the community or The City can do to mitigate the damage.

If this pilot project is implemented without modifications and exclusions for the International Avenue area, Change of Use developments, with respect to sensitive uses that are specifically mentioned in the statutory ARP and non-statutory plans and policies, will no longer be assessed on whether those uses would be compatible with adjacent development or appropriate for a site in the zone. The communities understanding of use concentrations and locations that can complement proposed uses, should be considered and applied to development in our community, especially for uses that we believe could have negative impacts when not properly executed. Therefore, it is critical that the Community Associations and the BRZ continue to receive circulations to maintain the safeguards that result from the current process for Development Permits.

We are only too aware of the negative effect on the surrounding communities once a sensitive use becomes established. This results in a loss of potential and future development for the BRZ, a financial cost to the City who invested millions of dollars to redevelop International Avenue, and a social cost to the residents of the surrounding communities who experience a loss of security and enjoyment of their "Great Neighbourhoods". The Guidebook for Great Communities states: "Our communities should reflect the activity of the people who are there now and be attractive to those who will choose to move there in the future. Our communities are great and remain great by how they grow and how we experience them."

We ask that you consider the unique needs of the International Avenue BRZ and the adjacent communities of Greater Forest Lawn and accept the modifications and recommended changes for the Enterprise Zone.

Wendy Whitehouse
President
Southview Community Association