

Community Association Letter

From: Karen D <whcaplanningcommittee@gmail.com>

Sent: Saturday, November 21, 2020 1:21 PM

To: CPAG Circ <CPAGCirc@calgary.ca>

Cc: Stengel, Courtney G. <Courtney.Stengel@calgary.ca>; CAWard7 - Dale Calkins <caward7@calgary.ca>

Subject: [EXT] Re: LOC2020-0162 - Circulation Package

Hello Courtney,

The West Hillhurst Planning Committee has reviewed LOC2020-0162 and offers the following comments:

- The applicants' proactive approach to engagement with the Planning Committee is appreciated.
- Three units rather than four would integrate better with the surrounding neighbourhood, and be more appropriate from a public realm perspective at this location.
- When developing the Development Permit application, the applicant is encouraged to consider the impact to surrounding dwellings, shadowing concerns, setbacks, as well as consider how design elements could be utilized to help better integrate the development amongst the neighbouring dwellings.
- All unused curb cuts should be remediated.
- The committee has received a letter in opposition to this land use change. The letter cites opposition to the change for reasons of (i) indiscriminate rezoning of properties within the community to allow for row housing developments, (ii) preference for density to be focused to major roadways, and (iii) the development's lack of positive contributions to the community's public realm

Thank you,

Karen Dahl

Planning Committee Coordinator

West Hillhurst Community Association

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