

Community Association Letter

File Number - LOC2020-0199

Planning Representative – Kjelti Kellough, on behalf of the Community Association and Development Committee

Community Association – Stanley Park/ Parkhill

January 24, 2021

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

Comments:

The Parkhill Stanley Park Community Association (the “Community”) **supports** Manchester Industrial’s (the “Applicant”) application (the “Application”) to amend the existing Land Use in favour of M-X1 with respect to a proposed conversion of the Holiday Inn to affordable and long term housing for people living in homelessness or at risk of homelessness at 4206 Macleod Trail SE (the “Property”).

The Applicant conducted 4 hours of community consultation with the Community, responding to questions and comments, as well as met directly with the Community Board.

While there are some Community members that are concerned about possible negative impact to the Community, noting that the Community already struggles with perception of resident safety, property crime and homelessness, the Applicant offered a compelling presentation that included confirmation the Property would be available as affordable long term housing with onsite food services, laundry and work out facility. It would also include a thrift shop. The Applicant confirmed that it was equally concerned with proper vetting of potential residents and would offer 24-7 security. The Applicant also confirmed that they would enter in to a Good Neighbour Agreement with the Community and offered its assistance to the Community in strategizing to address some of the aforementioned issues of homelessness and property crime, which was very much appreciated by all members of the Community.

By way of specific comments, the Community would like to see the pedestrian access between the south bound LRT platform and 42nd Avenue maintained. Additionally, M-X1 land use includes a wide variety of discretionary uses of the Property, including but not limited to addiction treatment. To the extent possible, the Community requests that the approval of the land use change be specific to the intended use by the Applicant and explicitly prohibit the discretionary use under section 670(1)(a) of the City of Calgary Land Use Bylaw.

There is clearly a need for more of this type of housing in Calgary and the Dream Centre has been a very good neighbour to the Community in respect of its facility at 4510 Macleod Trail. The Community is pleased to support the Application.