

# Community Association Responses

**Received 2022 January 18**

Hello Chad,

The WHCA expects that the community concerns regarding increased traffic, increased density, height, shadow effects and safety will be properly addressed by the developer at the Development Permit stage.

Thank you,

Karen Dahl

[Planning Committee Coordinator](#)

[West Hillhurst Community Association](#)

[whcaplanningcommittee@gmail.com](mailto:whcaplanningcommittee@gmail.com)

**Received 2022 January 31**

Chad: I am the transportation chair for West Hillhurst and responding to the applicant comment that:

"housing that faces both streets tends to slow traffic and enhance pedestrian safety and experience on the adjacent sidewalks."

Does the applicant provide any evidence for this? Right now, this is unsubstantiated, and I have seen a trend toward statements by applicants without attribution. We must guard against misinformation and disinformation.

And what does the applicant mean by "Police Alignment"? I have appended a screen shot.

Thank you. Janice

Janice Paskey  
Calgary, Alberta, Canada

[REDACTED] (cell)

[REDACTED] Home Office

Police Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.