

Federation of Calgary Communities Comments



January 25, 2022

Worship Jyoti Gondek and Members of Council

Re: LOC2021-0219 / LOC2021-0184 Keystone Stone Land Use Amendment Application

Dear Members of Council,

The Federation of Calgary Communities (the Federation) is the support organization for over 230 community based non-profit organizations, including 152 community associations. We assist community volunteers in navigating Calgary's planning process and advocate for a community perspective throughout our work.

We have studied the proposed Outline as well as the Keystone Hills Area Structure Plan. Looking at the Land Use Concept map in the Keystone Hills Area Structure Plan, there are no community centre sites in the southern communities. Although there is a community centre proposed in "Community C", residents will have to cross 144 AV NE which will be a major arterial street to potentially access the site. This will not serve the future residents that will live in the community if the proposed designation is approved.

The plan is proposing that 1003 units and approximately 2700 residents will live in the area. Those residents will need access to community amenity spaces that will serve their physical, cultural, recreational, and social needs and enhance their quality of life. In addition, we do not know the plans for the land west of the site area, will those also be redesignated as residential in the future? If that occurs, then even more people will not have access to community amenities.

If the proposed designation is approved, we ask that a new analysis for the entire Keystone area be conducted to calculate the required number of community centre sites and the location of those sites.

The current requirement is one community association site shall be allocated from Municipal Reserve Land to accommodate a community association facility, amenity or uses. This will be a new community and should have a community centre site located in it too. Due to the lack of a community centre site in the proposal, we oppose the proposed redesignation.

Thank you for your consideration.

Sincerely,

Toun Osuntogun
Urban Planner

Michelle Jack
Urban Planner