

Community Association Response

From: President - SVCA <presidentsouthviewyyc@gmail.com>
Sent: Monday, December 6, 2021 5:10 PM
To: CPAG Circ
Cc: Carra, Gian-Carlo S.
Subject: [EXT] Re: LOC2021-0181-Circulation Package

Dear Jillian,

Southview Community Association strongly disagrees with amending the land use at 2531 36 St. SE. to allow for a small commercial development of **no specific designation**. It is premature and unnecessary to even consider a land use change at this time. It will require consultation with the larger community to determine what 36 St. SE will look like going forward. We anticipate an increase in density at some future date and time. We believe that significant changes that will affect the nature of the street and the area should not be approved prior to the completion of the Local Area Plan (Greater Forest Lawn) and the Neighbourhood Streets Project.

Our area has struggled to maintain and support good planning that will enhance the neighbourhood and contribute to vibrant, safe communities. Once a land use for commercial development has been granted there is no guarantee that the property will not be sold or that the development will indeed remain 'small in size' or be appropriate for a residential area. Further, changing the Land Use at this location has implications for everyone else on the street.

To reiterate, Southview Community Association, strongly disagrees with amending the land use at 2531 36 St. SE. to allow for small commercial development at this time.

Great Forest Lawn was slated to begin work on a Local Area Plan prior to the pandemic.

Kind regards,

Wendy Whitehouse
President
Southview Community Association
2020 33 St SE, Calgary, AB T2B 0T7
403-272-1407 Office
<https://southviewyyc.com>