

# Community Association Response

## **Drobot, Dwayne**

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**From:** David Hartwick <David.hartwick@nhca.ca>  
**Sent:** Friday, June 10, 2022 2:12 AM  
**To:** Drobot, Dwayne  
**Cc:** Tavis Settles  
**Subject:** Re: [External] Re: LOC2022-0044 - 67 Panatella Square

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I apologize for the delay as I had hoped to respond on Monday.

Unfortunately, the NHCA cannot support this application for a land use change. We appreciate this area has a fair bit of mixed use housing already, but we have concerns about the traffic, community safety, and access for the proposed 25-28 townhomes. This street was not designed for the additional traffic this proposal would bring, and as noted in the application, there is a very limited access point. We are also concerned that with the applicant raising the challenges of the site in their application, including the adjacent walkway and ROW, if approved, there would be a subsequent request for a relaxation in the development permit that would likely be unfavourable to the community and the immediate neighbours in the area. We suspect that the neighbouring residents did not anticipate high density housing to be built here and bought their homes based on the current land designation, anticipated traffic, and the adjacent greenspace from the walkway and ROW.

If I recall, Panorama Hills is already well above the goals for densification in the MDP and already encompasses higher density and a variety of housing stock, particularly in the Panatella area. It is very unreasonable in our opinion to support further densification increasing the current residential property into a possible 28 properties.

Thank you again for your diligence on this file and reaching out. I just received another Land Use change that was submitted in March that we did not receive so hopefully we can figure out why we have not been getting them.

Sincerely  
David Hartwick  
Northern Hills Community Association