

Comments from the DouglasQuarry Community Association



February 1, 2019

Kumlin Sullivan Architecture
Douglasglen Shopping Centre
11488 24 Street SE
Land Use Redesignation Application
Community Association Review

Dear Barry Sullivan,

Thank you for coming to the DouglasQuarry Community Association's monthly meeting on November 14th at Quarry Park YMCA to discuss your application regarding the rezoning of Douglasglen Shopping Centre. Our community association understands what is outlined in your application. We recognize that there is a changing nature of tenure activity on site moving towards food or service-based uses and away from office and business services. Your application is to rezone to "C-COR2" from the current "Direct Control". This would allow for a greater range of usage by accommodating the outlined potential changes but still allowing for the current services on site.

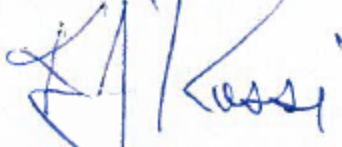
We understand that three applications have been sent to the City of Calgary because of the City's desire for a stronger rationale for rezoning. This includes the evaluation of the landfill's proximity to the site, potential for transit-oriented development due to the future green line being adjacent to the site and desire for mixed use and greater density. We agree with you that it is hard to plan the site for TOD or density right now because the status of the LRT station and current landfill have unforeseeable futures. For example, if the landfill becomes inactive in the future, this will shrink the buffer radius, which will reduce the restrictions and allow for flexibility for site planning. Due to the site's current status with the active landfill, the only areas for residential/mixed use would be in the far SE corner and in order to meet the density needs the building height would be around 12 stories. This is not feasible or appropriate for the current state of the community or the site.

At this given time, it is extremely restrictive to plan the site for density changes, mixed-use or TOD, but we understand that rezoning to "C-COR2" will allow for this to be an option in the

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future. If the landfill status changes or if a timeline for the LRT station arises then the goals of the site can be adjusted and re-valuated. We agree and understand that the current goals of the site are to rezone to allow for the changes in leasing activity and to prevent loss of business opportunities or vacant properties in our community.

DouglasQuarry Community Association



Ken Rossi

President

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