

Community Association Response

Received January 7, 2023

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

MOCA is, in general, not opposed to increased density development. However, the community association is against this application based on three main issues. First, the application is almost entirely dependent on the outline of a draft ARP which still needs to be reviewed, revised and approved by the community and Council before it even comes into effect. Suggesting the development is permissible based on a document that, as of yet, is not official is unacceptable. And, the application does not meet the requirements of the current development plan for the community. Second, the "engagement" part of the application is far too minimal. Given the proposed petitioned area, about 16 properties would be consulted. MOCA proposes a full community public engagement plan should be undertaken. The last major zoning application in the community ended up with a public petition that had over 700 signatures against the application. Third, as always there is a density and parking concern. The location currently houses a single family dwelling. The proposal is to allow up to 8 new units on the site. There is insufficient street parking in the area to support such an increased density. Also, it appears unlikely that the development will provide at least 8 on-site parking stalls. For these reasons, the community association cannot accept the proposal as presented.