

Community Association Responses



West Springs/Cougar Ridge Community Association Planning Committee LOC Response

September 6, 2022

RE: LOC2022-0148
1201 NA'A DR SW

The West Springs Cougar Ridge Planning and Development Committee (WSCRPC) has reviewed the Land Use Application (LOC2022-0148) for 1201 Na'a Drive SW.

We are in support of this application. Overall, it is felt that the land use change is more technical in nature and the proposal is well within the character of the area.

Below is a summary of the WSCR Planning and Development Committee's comments:

Strengths and Challenges

- Appreciate that that change will allow for additional housing options in the area.
- The proposal will add more units, thereby increasing the overall population in the area. See this as a positive to nurturing the commercial development in the area and overall vibrancy of the community.
- No challenges to note at the time – withholding till DP review.

Effect on the use and enjoyment of property

- The new development will add additional traffic to an area with limited transit however, the increase will be moderate.

Compatibility with City's Goals

- Proposal appears to meet the goals of the MDP by providing diverse housing options within more compact forms.

Other Comments

- Changing from R-2M to M-G will provide more flexibility within the multi-residential district and will allow the developer to better address challenges posed by the sloped site. Given the surrounding context, the additional height does not appear to have significant impacts on adjacent parcels and will blend well with other developments in the area.
- Density will not be increasing, except in the case where townhouses cannot face a street – this increase will be minimal and not an issue of concern.

Adebayo, Quadri

From: planning@mybowness.com
Sent: Wednesday, September 7, 2022 9:28 PM
To: Adebayo, Quadri
Subject: [External] 1201 NA'A DR SW - LOC2022-0148 - DMAP Comment - Wed 9/7/2022 9:28:13 PM

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Application: LOC2022-0148

Submitted by: Bowness Community Association

Contact Information

Address: 7904 43 Avenue NW

Email: planning@mybowness.com

Phone:

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

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:
No Comment