

# Community Association Response

**Overall, I am/we are:**

In opposition of this application

**Areas of interest/concern:**

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

**What are the strengths and challenges of the proposed:**

The proposed land use does increase density, but in the opinion of CHCA's planning committee, it does not address the issue of "missing middle" housing in our community. What we have seen of similar projects (three and four units on corner lots) is that they appeal to singles, couples, and to short term rental landlords (AirBnB), but not to families who are looking for a place to settle in our community.

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

Individual home owners, believe a multi plex development of 11 metres in height, with no landscaping and the noise from large air conditioning units would significantly impact their quality of life. Privacy, enjoyment of the tree canopy and bird life on the block would be negatively impacted. Overall, the quality of life on 7th Ave would be impacted if this lots becomes a multi family development.

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?

Changing the land use on this lot to allow more density does nothing to enhance greening of the city. Every square inch of land would be covered with concrete. There would be no space for landscaping or planting of trees that provide a carbon sink and shade. If the city wants to be climate resilient, it needs to rethink how density is managed: wider boulevards, permeable landscapes, reduce size/number of garages, promote planting of BIG trees.

**How will the proposed impact the immediate surroundings?**

CHCA is not against densification, however, the 200 block is key to maintaining our heritage character. It's where we have worked to preserve single detached and duplex housing. Bordered by Centre St and Edmonton Trail, and a significant number of apartments on condos to the south, this block is subject to multi-family and commercial creep. The house on this lot is one of the best examples of a well preserved, original, heritage home our historic community.

**General comments or concerns:**

The Planning Committee has been approached by a number of residents in Crescent Heights who are concerned about the loss of a heritage home in their neighbourhood, shadowing impact, loss of privacy, loss of mature trees, increased parking and traffic, and the noise from air conditioners. There is strong opposition to this LUB amendment from most of the community members we have heard from, for the reasons stated above.