

Community Association Response



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
EMAIL: info@icacalgary.com

August 15, 2023

Sarah Whelan
Per email: Sarah.whelan@calgary.ca
Development and Building Approvals
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Sarah Whelan:

Re: LOC2023-0174. 2502 16A ST SE

The Planning Committee (PC) has reviewed the application regarding
Land Use Amendment to accommodate R-CG

We generally support intensification and suggest the applicant consider the following:

- a. Not every lot is a good fit for the most intensive allowable R-CG density. Site geometry, context, utilities and easements can all create difficult constraints.
- b. When such constraints lead to request for relaxations at the expense of adjacent properties, Community support fades.
- c. For the City and the applicant, while we generally like to see orientations to the Street for properties on a Street, the location of this lot may be suitable for orientation to both 16A Street and 25 Avenue, given the context of the lot next to the green space of the Inglewood Community Association.
- d. Such a reorientation should not come at the expense of significant overlook, privacy and shading of the adjacent residence(s).

If you have any questions, you can reach me at design@icacalgary.com.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

Bruce MacDonnell, Director