

# Community Association Response

2023 March 13

Application: LOC2023-0036

Submitted by: Crescent Heights Community Assoc Planning Committee

## Contact Information

Address:

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Phone:

Overall, I am/we are:

In support of this application

Areas of interest/concern:

Lot coverage, Community character

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:

The committee appreciates having had an opportunity to speak to New Century Design about the owner's plans for this lot. We recognize this is an ideal lot for a land use change to allow for higher density, and there has been no direct feedback from neighbours. Because the property is very close to the Heritage Guidelines area, we have asked the designer to incorporate the Guidelines. At DP stage, we expect to see massing, materials, fenestration making reference to the existing context.