

Community Association Response

Application: LOC2023-0193

Submitted by: Cambrian Heights Community Association - Planning Committee

Contact Information:

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Overall, I am/we are: In opposition of this application

Areas of interest/concern: Land Uses, Height, Density, Amount of Parking, Lot coverage, Community character, Traffic impacts

What are the strengths and challenges of the proposed: *[No Response]*

Will the proposed change affect the use and enjoyment of your property? If so, how? *[No Response]*

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? *[No Response]*

How will the proposed impact the immediate surroundings? *[No Response]*

General comments or concerns: Pre-pandemic, the Planning Committee had been developing a policy with respect to land use changes within the community.

At present, Cambrian Heights does not have a community development plan (either locally or City driven). This means the residents of the community have yet to have a comprehensive conversation as to how they see their community developing.

The thought was that until such time as Cambrian Heights has a completed and approved community plan, then:

- The existing land uses be maintained; and
- Any and all development within the community be consistent with the existing land uses.

I certainly think this premise still applies, and it is pre-mature for the City to consider any significant land use changes at this time (including R-CG zoning) in our community. Residents have already voiced concerns on parking, density, lot coverage and what type of precedent this rezoning could set in the community.

Attachment: CHPC Interpretation Bulletin - Community Plan & Land Uses.pdf (See Page 2)

CAMBRIAN HEIGHTS PLANNING COMMITTEE

INTERPRETATION BULLETIN

SUBJECT: Community Plan & Land Uses

DATE: June 12, 2019

WHEREAS Section 4.1.3 of the Cambrian Heights – Creating Our Future Together document, approved by the Cambrian Heights Community Association on March 4, 2019, states that “Cambrian Heights practices proactive community planning with all development consistent with a community approved plan, that is reviewed and updated by the community every 5 years, defining the land use and built form of the community.”

AND WHEREAS section 4.1.3 was conceived to ensure that:

- Community residents are properly consulted as to their expectations for the community;
- Expectations of community residents are properly incorporated into the community plan;
- The community plan is fully and effectively communicated to community residents; and
- Any and all development, including any land use redesignations, is consistent with the approved community plan.

AND WHEREAS there is currently no community plan of any type, including Area Redevelopment Plan, in place to guide the growth and development of the Cambrian Heights community going forward.

AND WHEREAS the Cambrian Heights Planning Committee has begun the process of developing the Cambrian Heights Community Plan based on the outcomes and measures identified in the Cambrian Heights – Creating Our Future together document.

AND WHEREAS the Cambrian Heights Planning Committee will be conducting a comprehensive review the land uses throughout the community as part of the process of developing the Cambrian Heights Community Plan.

AND WHEREAS the Cambrian Heights Planning Committee will be consulting with neighboring communities with respect land uses in areas of mutual interest and concern.

AND WHEREAS the Cambrian Heights Community Plan is expected to include holistic recommendations as to future land uses in Cambrian Heights.

AND WHEREAS the Cambrian Heights Community Plan will help define the community’s expectations as part of an expected multi-community planning process originating with the City Of Calgary.

THEREFORE, until such time as the Cambrian Heights Community Plan has been completed and approved, the position of the Cambrian Heights Planning Committee is that:

- The existing land uses shall be maintained; and
- Any and all development within the community shall be consistent with the existing land uses.