

# Community Association Response

Community Association response submitted via email dated 2021 September 8

Application: LOC2021-0092

Submitted by: Crescent Heights Planning Committee

## Contact Information

Address: 1101 2St NW Calgary, AB T2M 2V7

Phone: 4038077257

Email: [planning@crescentheightsyyc.ca](mailto:planning@crescentheightsyyc.ca)

## Feedback:

The Crescent Heights Planning Committee offers the following comments on LOC2021-0092:

We understand that the applicant is simply seeking to align the existing building's unit density with the proper land use classification. Yet our committee is reluctant to support a change in zoning that could have negative repercussions in the future. Specifically, this change to MC-2 would allow a new, much larger development that could affect the quality of life of the nearby residents.

We recommend and support a MC-2 classification that fixes the height (h) at MC-1 height of 14 metres and the maximum density at the current density of 17 units.

Thank you for inviting us to comment on this LOC.

Sincerely,

Dennis Marr, Director, Planning, Crescent Heights CA

Further comment from Community Association dated 2021, November 23:

Thank you Julian.

That is good news.

Dennis

Sent from my iPhone

On Nov 23, 2021, at 10:33 AM, Hall, Julian G. <[Julian.Hall@calgary.ca](mailto:Julian.Hall@calgary.ca)> wrote:

Hi Dennis,

I just wanted to update you on this application. Further to your comments, the applicant has agreed to provide a density modifier on the request M-C2 application to reflect only those units that are currently on the site. This density (of 154 dwellings per hectare) means that a maximum of 17 units would be possible even if the site were redeveloped, maintaining the status quo.

Kind regards

Jules

**Jules Hall MA, DipTP, MCIP, RPP**

Planner 2, Community Planning - North,

Planning and Development

The City of Calgary | Mail code: #8076

**T** 587.284.7444 | **F** 403.268.5982 | [www.calgary.ca](http://www.calgary.ca)

City Hall, 800 Macleod Tr. S.E.

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5