

Community Association Response



PARKDALE COMMUNITY ASSOCIATION

3512 - 5th Avenue NW, Calgary AB, T2N 0V7

Tel: (403) 283-5767 E-mail: office@parkdalecommunity.com

Residents that back onto either the north-south lane to the west or the east-west lane to the north also raised concerns in addition to laneway traffic issues and suggested a shadow study. The City of Calgary Development and Building Approvals By email: Julian.Hall@calgary.ca

Finally adjacent residents noted they were negatively impacted by the recently completed 2022 December 7th. Contractors operate in a way to minimize the impact on neighbours. The applicant was also asked to consider submitting an application but indicated this would not be done.

RE: Proposed Land Use Amendment LOC2022-0080

I am responding to the subject application on behalf of Parkdale Community Association (PCA) Planning & Development Committee (P&D). Redevelopment of Parkdale Crescent NW has long been encouraged by the Parkdale community. PCA and Parkdale residents have participated in numerous engagement sessions related to this site over a number of years. The resulting reports include Parkdale Gathering Place, Parkdale Neighbourhood Activity Centre (ARP), Enriching Parkdale, South Shaganappi Communities Sustainability Plan and a recent community led consultation to prepare for the South Shaganappi Local Area Plan. All input and reports support the redevelopment of Parkdale Crescent NW with a mix of residential and commercial developments.

The Committee met with the applicant and residents to the north of the subject site on 2022 November 8 and with the applicant, residents to the north and west and southeast, business owners and their consultant on 2022 December 5.

We offer the following comments and request The City consider all input when making a decision.

- 1. Parkdale Community Association supports approval of the application.**

This application aligns with the current ARP and community input. However, in reviewing the application, we request The City to consider the site servicing and infrastructure, specifically: below grade utilities such as water and sanitary utilities as well as storm water treatment for the site; impacts on the surrounding laneway traffic arising from building parkade access; impacts on private property access for the properties north of development; and, adequate emergency access to the businesses on Parkdale Crescent Northwest. The applicant indicated a traffic study was done and submitted to The City but did not agree to provide a copy.
- 2. Concerns raised by adjacent residents and businesses**

Most of the concerns raised by the businesses relate to traffic and parking. They noted the existing parking challenges and the potential loss of existing parking with more commercial use. They also identified potential increased delivery challenges with increased traffic in the alley, backups if multiple cars are waiting for the elevator, loading zones blocking the alley,

PARKDALE COMMUNITY ASSOCIATION



and access for fire, police and ambulance. There was also a general concern if traffic into the Crescent caused backups on 3rd Ave. NW.

Residents that back onto either the north-south lane to the west or the east-west lane to the north also raised concerns. In addition to laneway traffic issues and personal garage access, they indicated concerns with shadowing of their properties, suggested a reduction in height and requested a shadow study.

Finally adjacent residents noted they were negatively impacted by the recently completed multifamily building on 5th Ave. NW behind this site and are looking for assurances that the contractors operate in a way to minimize the impact on neighbours. The applicant was also asked to consider submitting a Development Permit application concurrently with this LOC application but indicated this would not be done.

Parkdale Crescent and the laneways have had no municipal investment for a number of years and we are optimistic that this project may be a catalyst for further redevelopment and for publicly funded infrastructure improvements.

If you have any questions regarding these comments, please contact the writer at vnwalker@telusplanet.net. Also, please notify the PCA of the decision regarding this application.

Sincerely,

Vince Walker
Director, Parkdale Community Association
Interim Chair, Planning & Development Committee

Cc: Councilor Terry Wong

- Applicant
- PCA Board
- P&D Members
- Attendees at P&D meetings



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Jules Hall, File Manager
The City of Calgary
Development and Building Approvals
By email: Julian.Hall@calgary.ca

2023 November 10

RE: Proposed Land Use Amendment - LOC2022-0080

I am submitting a letter on behalf of Parkdale Community Association (PCA) Planning & Development Committee (P&D).

Parkdale Community Association supports approval of LOC2022-0080. Redevelopment of Parkdale Crescent NW has long been encouraged by the Parkdale community. PCA and Parkdale residents have participated in numerous engagement sessions related to this site over a number of years. The resulting reports include Parkdale Gathering Place, Parkdale Neighbourhood Activity Centre (ARP), Enriching Parkdale, South Shaganappi Communities Sustainability Plan and a recent community led consultation to prepare for the South Shaganappi Local Area Plan. All input and reports support the redevelopment of Parkdale Crescent NW with a mix of residential and commercial developments. This application aligns with the current ARP and community input.

The PCA looks forward to reviewing the Development Permit when it is submitted and encourages the developer to hold an open house for all residents and businesses in Parkdale. It will be important that the application meet the land use maximum height of 16 metres, comply with the recommendations presented in the Parkdale Neighbourhood Activity Centre ARP and address the traffic and parking impacts.

Sincerely,

A handwritten signature in black ink that reads "Judy Hoad". The signature is written in a cursive, flowing style.

Judy Hoad
Co-chair, Planning & Development Committee
Parkdale Community Association

Cc: John Hallett
Tony Napolitano
PCA Board
P&D Members