

# Community Association Response



## Development Committee

800 34<sup>th</sup> Ave S.W. Calgary, AB, T2S 0X4

Date: March 18, 2024

City of Calgary  
Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201

**Re: Application File Number LOC2024-0027**

**File Manager: Jennifer Miller** [Jennifer.miller@calgary.ca](mailto:Jennifer.miller@calgary.ca)

**Application Details: Land Use Redesignation Application from R-C2 to H-GO**

**Legal Address: 3701 14<sup>th</sup> Street SW Calgary**

### **The Elbow Park Residents Association opposes the application to change the designation of the property at 3701 14<sup>th</sup> Street SW from R-C2 to H-GO. (LOC-2024-0027)**

Even though this project location is in the community of Altadore, the 14 homes across the street on the east side of 14<sup>th</sup> Street are located in the community of Elbow Park.

We believe this redesignation to allow this form, which will have a 10 unit stacked townhouse development **should not be approved** for the following reasons.

- Increased density in this case does not meet the goals of the Municipal Development Plan, in that it “does not ensure an appropriate transition of development intensity”.
- In the last 18 months, in this half block section there have been 3 newly approved multi- unit land use districts that have been approved utilizing similar designs. |

- These 47 newly built units will be accessing their garage/carports using the laneway between 14th and 14A Streets for access, this usage will create overuse and unsafe conditions in the alley. This alley is well utilized by the commercial businesses at the north end of this block.
- Concerns regarding the impact on water, storm and sanitary sewer infrastructure and reduced ground water absorption.
- Lack of site parking (5 stalls) that will impact availability of street parking on 14<sup>th</sup> Street.
- Increase in massing as the developments allow 3 storey (12 m) building height, causing increased shadowing for neighbours.
- Increase of lot coverage from 40% to 60% and the resulting lack of sufficient amenity space between buildings.
- Removal of mature trees and the reduction of the urban tree canopy.
- This location is not in “amenity-rich inner city” as the nearest shopping is an 18-minute walk from this development (this number supplied by the Developer).

Thank you for the opportunity to submit our concerns regarding this Land Use Redesignation and the negative impacts that this change in zoning would have to the residents of our community.

Sincerely,

Martina Walsh and Margo Coppus  
Co-chairs Development Committee – Elbow Park Residents Association