

Community Association Response

Application: LOC2024-0087

Submitted by: Glenbrook Community Association (via Development Map - [DMAP](#))

Contact Information

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Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Lot coverage, Included amenities

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:

45 Street SW in Glenbrook Community has been identified as a Neighbourhood Connector area under the Westbrook Communities Local Area Plan and is planned to have higher vehicle and pedestrian volumes. To accommodate the planned increase in density and vehicle and pedestrian traffic, the sidewalks need to be upgraded. Current sidewalk widths are 1.2 meters and need to be increased to a minimum 2.0 meters to accommodate safe pedestrian and transit traffic. Any proposed development will have a major impact on the current urban canopy along 45th Street. All efforts to preserve the current urban canopy must be considered.

Attachments:

None.