

Community Association Response

Drobot, Dwayne

From: planning@nhca.ca
Sent: Wednesday, May 31, 2023 4:48 PM
To: Drobot, Dwayne
Subject: [External] 67 PANATELLA SQ NW - LOC2023-0107 - DMAP Comment - Wed 5/31/2023 4:47:33 PM

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Application: LOC2023-0107

Submitted by: Northern Hills Community Association

Contact Information

Address: 11950 Country Hills Village Link NE, Calgary, AB T3K6E3

Email: planning@nhca.ca

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Lot coverage, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

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:

As our previous opposition to LOC 2022-0044, the NHCA cannot support this application for a land use change. We appreciate this area has a fair bit of mixed use housing already, but we have concerns about the traffic, community safety, and access for the proposed 25-28 townhomes. This street was not designed for the additional traffic this proposal would bring, and as noted in the original application, there is a very limited access point. As we expressed in our original comments in regards to the applicant raising the challenges of the site, including the adjacent walkway and ROW, they have now applied to remove it, as anticipated, which is unfavourable to the community and the immediate neighbours in the area. The neighbouring residents did not anticipate high density housing to be built here and bought their front driveway homes based on the current land designation, anticipated traffic, and the adjacent greenspace from the walkway and ROW.

Panorama Hills is already well above the goals for densification in the MDP and already encompasses higher density and a variety of housing stock, particularly in the Panatella area. It is very unreasonable in our opinion to support further densification increasing the current residential property into a possible 28 properties, and potential SIX buildings. I encourage you to take a drive on this street or look at google maps to see the existing lack of parking due to being a front driveway community in addition to the street design and approving this development will have a significant decline to the quality of life for current residents. It is not practical nor safe to add this many units to this corner, and removes pedestrian access to connect with public transit. The City of Calgary and Province of Alberta have failed to build sufficient infrastructure including roads, crosswalks, health services, restaurants, social services and more supporting this community the size of Airdrie and you continue to add more people and traffic without completing the community as directed by city policies like the MDP.

The NHCA will continue to oppose LOC's that bring more traffic and people into the community until such time as the City follows the MDP and other policies on development, densification and land use changes and ensures we have the infrastructure, programs and services to support more growth.