

# Community Association Response

**Drobot, Dwayne**

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**From:** [REDACTED]  
**Sent:** Wednesday, January 31, 2024 10:25 AM  
**To:** Drobot, Dwayne; svc.dmap.commentsProd  
**Subject:** [External] CIRC. REF - 3416 3 AV NW - LOC2023-0412 - DMAP Comment - Wed 1/31/2024 10:25:22 AM

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THIS IS A CIRC REF.

Application: LOC2023-0412

Submitted by: Vince Walker - Parkdale Community Association

Contact Information

Address:

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Amount of Parking, Traffic impacts, Other

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:

Regarding LOC 2023-0412, the Parkdale Community opposes this land use change as it violates our existing ARP by an additional 2 stories and supports a development that provides inadequate parking for the

intended use. It should be noted that there is no reasonable overflow on-street parking as there is no parking along third avenue and the block face in front of Kendal House Seniors Residence on 34th street is a loading zone. Despite access to a transit stop, this development along with the additional proposed development in Parkdale Crescent will require on site parking over and above the City minimum to support the intended uses.

There are other challenges with this land use change that would need to be remedied before we could support this proposal.

Our community has expressed serious concerns for pedestrian safety along 3rd Avenue resulting from the partially paved laneway on the east side of the development, which currently serves to provide additional parking to Dank Cannabis Store, Lics Ice Cream, Avitar Pizza and the Caspian Food Store.

The vehicles exiting onto 3rd Avenue pose hazards to pedestrians accessing these venues as well as what will be the future 5 commercial spaces. When turning east, the vehicles turn directly across a controlled crosswalk, parallel to their direction of travel and are not in sight of the flashing lights. The additional traffic volume and the additional pedestrian traffic from this development will significantly increase the risk to pedestrian safety.

We would encourage the City and the Developer to provide details of a mitigation strategy to improve the infrastructure surrounding this site including sidewalks, lane way, crossing, loading/servicing, and parking. Note that we are, and have always been, promoters of an affordable development on this site and support the use and density. The development does however have to include supporting infrastructure to ensure mobility, safety, walk-ability, and functionality are not compromised. In this we would be happy to join the conversation in providing solutions to satisfy this need as well as the needs of the development and the City.