

Community Association Response

2024 December 26

Overall: In opposition of this application

Interested Concerns: Land Uses, Height, Density, Amount of Parking, Privacy considerations, Community character, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

null

Will the proposed change affect the use and enjoyment of your property? If so, how?

null

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?

null

How will the proposed impact the immediate surroundings?

null

General comments or concerns:

Following a meeting with a representative of the applicant, the clear intentions of the LUA are to allow the development of a 4 unit development complex with plans and design provisions to include secondary suites in each unit. 8 units with 4 on site-parking stalls. The lack of on site parking will add demand for street parking that exacerbates Parkdale's existing challenge with foothills hospital staff and patrons seeking free parking on the streets of Parkdale. This development is almost identical to LOC 2023-0211 and associated DP 2023-05330, and poses the same logistical challenges with garbage and recycling collection, privacy, height and shadowing. This land use amendment is strongly opposed by the Parkdale Community on the basis that this land use, on this parcel, is not supported by any of the planning principles normally used to support this type of land use in our community. Typically, areas along a major route with transit access, or in a planned area such as Parkdale Crescent, or within an ARP, in our case the area around Parkdale Crescent are more appropriate for this higher density. Parkdale is not a NIMBY community, on the contrary, active engagement with the City on development and densification plans for Parkdale have been ongoing for over two decades resulting in no less than three non-statutory plans outlining areas appropriate for densification, none of which support this land use on this parcel. Spot rezoning for the sake of density is not good planning or respectful of the community. The City proposed blanket rezoning proposal has not gone to public hearing and is not in force at this time. In addition, there is currently an LAP process in progress to establish appropriate densification of Parkdale. This process is not complete and to approve this LUA at this time would not only set a damaging precedent in our community but would be a circumvention of the current, City initiated, LAP consultation and collaboration process currently in progress. Vince Walker Parkdale Planning and Development