

Community Association Response

2024 March 26

Application: LOC2024-0036

Submitted by: Ian McDermott, Glendale Community Association Board member

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Lot coverage, Community character

What are the strengths and challenges of the proposed:

The Westbrook LAP does not indicate this type of development is appropriate for this area of Glendale.

The Citywide rezoning will not allow for this type of land use. We ask that RC-G at a maximum be considered for this area of Glendale to allow for the 'contextual' portion to still be considered.

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

H-GO does not consider contextual and will impact the immediate neighboring properties. This does not fit in with the LAP transit proximity. Parking will be an issue.

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?

Managing growth and change.
Greening the city-not transit area

How will the proposed impact the immediate surroundings?

Building height is not similar to others in the area with this land use proposal. Amount of parking is already limited with street parking restrictions in the area.

General comments or concerns:

R-CG may be more appropriate for this site.