

# Community Association Response

2023 August 24

Application: LOC2023-0211

Submitted by: Judy Hoad for Parkdale Community Association

## Contact Information

Address: 3512 5 Ave. NW

Email:

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Community character,Traffic impacts

General comments or concerns:

This land use on this parcel is not supported by any of the planning principles normally used to support this type of land use. Typically areas along a major route with transit access, or in a planned area such as Parkdale Crescent, or designated by an ARP, in our case the area around Parkdale Crescent. 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 that 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. This zoning and proposed development exaggerate existing issues with congestion, traffic and parking in a community already impacted by Foothills Hospital employees looking for free on street parking. This application and the associated development permit are strongly opposed.