

Community Association Response

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Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Community character

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:

Overall, Crescent Heights Community Association Planning Committee opposes this land use change. New construction is typically hardscaped and water management is directed to the storm sewers instead of permeating into the ground

So far, in our community, new construction is not a solution to sustainability or affordability: for example, the cement industry has a massive carbon footprint and accounts for approximately 8% of carbon dioxide emissions globally.

New developments have a higher consumer price point which means we're losing affordable housing to buy-new developments. In particular, the existing structure, under the current zoning, would be considered affordable housing as it's a smaller-size bungalow. Retaining and restoring existing structures is therefore the most environmental and affordable solution for consumers.

For these reasons, we expect developers to work with Crescent Heights to help us manage climate change and affordability. New developments – especially land use changes – need to respond to the following questions:

1. How do you plan to retain and improve our current level of ground water replenishment?
2. How do you plan to retain and improve our urban forest?
3. How do you plan to retain and improve our biodiversity?
4. How do you plan to retain and improve the quality of life for adjacent neighbors and broader community?

We do not understand why this land use change is required if the owner/developer intends on considering all options for the lot which includes retaining the current house. We suggest other means of adding value and density: adding a laneway home, subdividing the house into condo units, or adding an addition story. These options would retain the structure, maintain the existing lot coverage, retain and create affordable housing, and help to achieve the City's climate goals.