

Community Association Response

From: Vince Walker [REDACTED]
Sent: Saturday, July 27, 2024 4:13 PM
To: Wong, Terry K. <Terry.Wong@calgary.ca>; Chaudhary, Geneva <Geneva.Chaudhary@calgary.ca>
Subject: [External] Re: LOC2024-0136 3528 3rd Ave NW Parkdale Response

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On 2024-07-27 4:07 p.m., Vince Walker wrote:

Good afternoon Geneva, I am not sure if DMap is working so we are submitting our response directly. The proposed development area lies within our density corridor proposed in our LAP (currently in development) and recognize the area is suitable for higher density. We do, however, have some technical and procedural issues with the application as presented.

The circulation information asks that questions be directed to the applicant using the information provided, however, the applicant information is redacted from the document. Horizon Surveys is identified as the author of the drawing but not stated anywhere as the applicant. We know the applicant is Professional Custom Homes Ltd. as we have met with them at their request to discuss this project, and find it odd that now they are not to be identified. Perhaps you can explain.

The current zoning is listed as R-CG however the blanket rezoning does not take effect until August 6 so technically this parcel is still RC-2 until then.

The transit reference map is not for the area in question and represents a gross oversight on the part of the applicant. The transit reference is part off the justification to rezone and part of the official record. The information should be correct.

For the reasons above we must object to the application as presented and suggest that it be rejected, that proper accountability be taken on identifying the applicant, that the correct transit reference be added, and that it be resubmitted sometime after August 6 when the new zoning takes effect.

Regards,

Vince Walker

Chair - Parkdale Planning and Development