

Community Association Response

INGELWOOD COMMUNITY ASSOCIATION

1740 24TH AVE SE

CALGARY, ALBERTA

T2G 1P9

EMAIL: info@icacalgary.com

22 October 2024

Wallace Leung

Via Development Map

Development and Building Approvals

Dear Wallace:

Re: LOC2024-0223, 1511 8th Ave SE, Land Use Redesignation to HGO

The Planning Committee (PC) has reviewed the application regarding the Land Use Redesignation and hereby submit our objections to this permit.

There are several concerns with this application. The Inglewood ARP states that this sort of development is appropriate at the end of the block, not mid-block as this permit might propose. Further, the applicant did not discuss this with the community or neighbours and without design details the social impact in the Historic East Calgary Area and conformity with the ARP cannot be evaluated.

Further the parcel is located on the same lane way as the Little Treasures Daycare which is already over taxed with drop off traffic. Any significant increase in traffic in the lane way will present safety concerns that need to be evaluated.

Finally the cumulative impact of densification needs to be addressed. The recent addition of nearby town houses at the Stewart Livery Stables, 806 14 St SE, combined with multiple units here will present challenges to an already busy 8th Ave.

If you have any questions, you can reach me at design@icacalgary.com

Yours truly,

INGLEWOOD COMMUNITY ASSOCIATION

Planning Committee

Glen Kerr, Planning Chair.