

# Community Association Response

Bridgeland/Riverside Community Association Planning Committee

From: [planning@brcacalgary.org](mailto:planning@brcacalgary.org)

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Overall: In opposition of this application

Areas of Concern:

- Land Uses
- Density (e.g. number of units)
- Amount of parking
- Lot coverage
- Building setbacks
- Privacy considerations
- Included amenities (public vs. private space)
- Community character (heritage, building form, etc.)
- Traffic Impacts
- Shadowing impacts
- Offsite impacts (noise, pollution)

General Comment:

This application is not appropriate for this location. The 6 units planned on this lot is not accurate. Our experience is that more units will be added, and our neighbourhood is already severely impacted by larger development. This application needs reconsideration before approval. City policy sees inner city development on a similar scale. However, this is not the case here - the density scale is much higher than the surrounding area. This would be disruptive to surrounding properties and impact their liveability with more massing, less green space, and privacy and shadowing concerns. Development at this scale in this part of the neighbourhood is not within the area's limits, including infrastructure (e.g. water pipe capacity, road and traffic concerns). Their claim that MDP support this application is dubious, and unless we receive more detail and consideration for potential impacts, this application will be actively opposed. Thank you for your attention. I would ask for a meeting with city planners and/or the proponent to discuss further and learn more so that we can develop our neighbourhood in ways that keeps what is great about it.