

Community Association Letter



INGLEWOOD COMMUNITY ASSOCIATION
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April 10, 2018

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
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Dear Stephanie Loria:

Re: LOC2018-0063, 1421 16 Street SE

The Planning Committee (PC) has reviewed the application regarding Rezoning from R-C2 to R-CG at the above location. We did meet with applicant to ensure that we understood the proposal and determined that it is fair to say that the application is a rerun of LOC2016-0192. That application was (as you are aware) strongly opposed by not only many neighbors but the Inglewood Community Association as well. This opposition was based upon the effect that the changed orientation would have upon the character of the street as well as impacts on parking and traffic. It is also in the AVPA regulation area and cannot be developed any further under current rules. At the time, it was noted that within certain parameters, the ICA would support rowhouses as specifically outlined in the draft ARP guidance 3.6.3. We are happy to support, and have supported, applications that comply with those rules.

This application differs from LOC2016-0192 only in that it exacerbates the impact of the negative precedent of contra street orientation, further strains the problems of too much density in an area not designed for it, parking and traffic. In this location on the north side of the avenue, it has additional implications for the neighbors to the north whose quality of life will be impacted by shading created by a large unbroken mass. There is still no planning reason to support this development form. Therefore, a motion to not to support the permit was proposed by the PC and was passed at the April 9 general meeting. I would appreciate receiving a written copy of the formal decision on the permit. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

L.J. Robertson, Chair