

Community Association Letter



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November 26,

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Kaitlin Bahl, kaitlin.bahl@calgary.ca

SENT BY EMAIL

Dear Ms. Bahl;

RE: Community Association Feedback for LOC2018-0232

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities.

This application proposes a change from R-C2 to R-CG. The parcel is located in an area of the community currently undergoing the later stages of the Main Streets initiative, where this portion was recommended to be rezoned for R-CG. Should the zoning proposed in the most recent Main Streets plan be approved, this application would be appropriate within those proposed land-uses.

Absent of the formalization of these higher-level changes at the time of this application, the committee reviews these applications based on The City's Guideline Criteria for Multi-residential Infills.

Upon review, this location meets the following criteria for support:

- (1) Corner parcel;
- (2) Within 400 metres of a transit stop;
- (4) On a collector or higher-standard roadway on at least one frontage;

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- (7) Along or in close proximity to an existing or planned corridor or activity centre;
- (8) Direct lane access.

The MLCA Planning & Development Committee continues to encourage applicants and developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. The applicant has contacted the Community Association regarding this application and to date, the MLCA has received no comments from residents. Should this application be approved, the Committee would like to see efforts taken by the applicant to meaningfully engage with affected neighbours and community members.

However, the current pattern of implementing land use changes on an ad hoc basis continues to cause extreme frustration and uncertainty in the community. Debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved, including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. The MLCA would request The City be forthcoming of their delivery of the Main Streets/Streetscapes initiatives in order to achieve continuity and stability in our community.

If you have any questions regarding these comments, please contact me at your convenience.
Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



MacKenzie Kroeger
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