

Meadowlark Park



Small but Mighty

Meadowlark Park Development Proposal Notification

We NEED your feedback

In the past three months the Meadowlark Park Community Association (“Board”) has been in conversations with a developer regarding the redevelopment and rezoning of Maple Place and a portion of Meadowview Road directly east of the Community Hall. The Board has met on four separate occasions with two representatives of the Babych Group (“Babych”). The initial meeting was with two Board executives, the second meeting was with the Board, the third was with two representatives of the Board development committee and the last was held with the Board on February 6th, 2020.

Babych has informed the Board that they have 16 of 17 properties secured (offers pending) to proceed with the re-zoning and development of Maple Place and adjacent properties (“Maple Place Development”). Maple Place is located on the N.E. corner of Meadowlark Park bordering 5th Street and 58th Avenue. Babych has been reluctant to begin the larger consultation process with the community until such time as they have secured all 17 of the properties necessary to proceed with the Maple Place Development.

Initially Babych informed the Board the proposed redevelopment was to include a mixture of condominiums and office/retail space. The initial concept included buildings that would not likely exceed four stories. The proposal would have required a zoning change from R-C1 to M-H1. The Board has been informed recently that Babych wants to rezone the area from R-C1 to M-H3. For clarity, all of Meadowlark is currently zoned RC-1; Single-family homes (*only*) with the ability to develop approved Secondary Suites. MH-3 is defined as a “multi-residential designation that is primarily for high rise apartment buildings (no predetermined maximum height) that may include commercial development (i.e. office, hotels, restaurants, etc.)”.

On January 17th and February 6th Babych approached the Board with a concurrent redevelopment proposal of re-zoning **ALL** of Meadowlark Park from R-C1 to M-H3. The proposal included Babych purchasing the homes in Meadowlark Park as a collective and selling pockets (land blocks) of the community to other developers over time. For context: Windsor Park is currently undergoing a massive structural change as all the properties between 5th Street and Elbow Drive (in 58th Avenue) are currently in the process of being changed to M-H3.

*The purpose of this email is to solicit feedback from the homeowners and community members as to their opinion on any zoning changes from R-C1 in Meadowlark Park. **Currently the Board has represented Meadowlark Park constituents on the strict stance that all zoning changes away from R-C1 would be challenged.***

While the Board has no issue with our current zoning stance; it is incumbent upon the Board to listen to developers and to ensure that we provide them an open forum. In parallel, we have to ensure that we are accurately representing the views and thoughts of Meadowlark constituents. The Board needs to be able to represent the community and concurrently provide an opportunity for the developer to provide information to all the community in a respectful and open manner.

To complicate matters it is been the Board's experience and understanding that the City of Calgary's mandate is to densify inner City communities similar to Meadowlark Park. The Board is not saying the City of Calgary will "rubber-stamp" these zoning changes but we recognize that we will need to represent the community intelligently and responsibly. With all this information in mind the Board is asking for your feedback *sooner rather than later*. This Notice is being delivered to every occupied home in Meadowlark Park. We will also include a copy of it in the next Meadowlark Chirp to increase the chance that the message is read. **We encourage EVERYONE to respond.**

We need to get an understanding of Meadowlark's view on the rezoning issue. Are you for it? Are you against it? Why? We are attempting to avoid grandstanding at open houses and want to be able to provide as much information to each and every community member in an efficient manner so that we can create respectful dialogue; no matter what the stance or how polarizing these issues may become. We are planning a communications strategy that will include open houses and factual information (no slick talking points) and a commitment from the Board that we will represent Meadowlark Park with respect, honesty, integrity and dignity.

WE NEED YOUR OPINION – and we need it in writing.

Please email your thoughts to v_leask@shaw.ca (that's v underscore leask). Please include your name, address, telephone number and email address. Please indicate that you will allow communications from the Board via email. This is your community; this your City. Please step up thoughtfully and respectfully and communicate to us as soon as possible.

Regards,

Verna Leask

President, Meadowlark Community Association

Cc: Lindsay Seewalt, Communications Assistant, Ward 11

Councillor Jeromy Farkas, Ward 11

Proposed Area for Redevelopment and Rezoning

