

## Community Association Letter

**March 20, 2019**

Thank you for inviting the Crescent Heights Planning Committee to comment on this LOC.

We do not support developer-initiated LOCs without knowing what the proposed plan (the DP) is for the property. It would be appreciated if the LOC was not approved until the related DP is also approved. We do not want to support a process that results in a zoning re-designation but not a new development.

Sincerely,

Dennis Marr, Director  
Planning Committee - Crescent Heights Community Association

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Thank you for inviting the Crescent Heights Planning Committee to comment on this DP.

In order for this DP to be approved, the related LOC2019-0025 must also be approved.

This is the third time in four years that a rezoning request on this property has been submitted. The neighbours, with support from 200+ petitioners have successfully appealed the first two applications. Given this history, it surprises me that the City has not proactively assigned a representative to work with the residents and developer to understand and resolve the differences between these two groups. That this impasse continues suggests a flaw in the system.

As a community, Crescent Heights has always supported City zoning plans. We embrace density increases on Centre St. N, Edmonton Tr, 16th and 15th Avenues North. Also, 12th Avenue North, as it evolves with four and six-units developments appropriate for a collector road.

We have been less supportive of developer-initiated up-zoning applications as we prefer that all existing properties first be developed to their fully-zoned density limit. There are many properties in Crescent Heights that are zoned to accommodate greater density than exists today. We have supported re-zoning applications when it made sense to us and the neighbours did not express opposition to the change.

As a planning committee, we could comment on the benefits of this latest design, offer suggestions for improvement and compare it to what could be built if the zoning change is not approved. But, given the size and strength of the neighbours' opposition, it would be presumptuous of our committee to comment on this DP at this point of impasse. Above all, we endeavour to represent our community.

We feel that these neighbours are reasonable. Our experience with developers has shown that most of them are reasonable too.

Sincerely,

Dennis Marr, Director  
Planning Committee - Crescent Heights Community Association