

Community Association Letter

6 August 2019

Re: LOC2019 – 0113 – 7112 – 7116 Elbow Drive SW – Circulation Package
Re-zone to C-N1 from R-C1 for Medical Services/Dental Clinic.

Dear Chris,

Having reviewed this application we support the application in as far as a 1 or 2 storey building is proposed. We would not like to see 3 storeys. If all the building were to be 2 storey attention would have to be paid to the shading of houses across the back lane.

We would like to see good fencing and landscaping surrounding the parking area at the back of the premises and possible paving of the back lane to reduce dust from vehicles coming to park from the lane.

We would further like to see the gate which is presently situated at the north end of the lane behind the 711 be moved to the North side of the cross lane from Elbow Drive with paving favoured for the lane from 69th Avenue to the gate.

We realise that most of the above would be handled at the DP stage and at that stage we will be expecting a bylaw compliant application but feel that we should mention our stipulations to you and the developer before the Land Use is finalized.

We suggest a CPTED review or a statement in the DP application around security aspects such as locked gate closure at night or security cameras to add to the back lane attributes.