

Glendale Community Association Letter

File number: **LOC2019-0195**

Name(s) of Planning Representative(s) who completed this form:

Christopher Welner, President

Community Association Glendale/Glendale Meadows Community

Date returned: **1/28/2020**

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

Yes

What are the strengths and challenges of the proposed development?

In area earmarked for increased density, we feel this rezoning is balanced and appropriate for this strip of 17th Ave. SW in Glendale.

Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

As this is simply a land use application, the request to rezone from RC-1 to MC-1 seems appropriate. The conceptual proposal presented by the developers to our community seems appropriate. At Development Permit stage, we will advocate strongly for access and egress to the site off a protected portion of 17th Ave. that sits on a residential street. This development is at a curve in the road and access and egress would be sheltered by a small green space making for the best entry and exit to the building while having little or no impact on free-flow traffic of 17th Ave.

The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes) NA

The site design:

As noted above, we support the concept as presented to us with the noted changes to access off 17th Ave. SW, not the back alley.

The building design

Has the applicant discussed the development permit application with the Community Association?

Yes

If yes, what information was provided?

Preliminary consultations were provided at a community association meeting in Fall 2019. The concept as presented included an estimated height restriction of 11 metres and a unit count of 46.

Please provide any additional comments or concerns regarding the proposed development.

We hope this can be a strong, high-quality, first-mover development that can influence future development on the perimeter of Glendale.