

Community Association Comments

2020 June 18

Hello

RCA Planning Committee-Response to Circulation of LOC2020-0063 (1101 Russet Road NE)

The RCA Planning Committee reviewed the subject application at its June 3, 2020 meeting. The committee is not in favour of the proposed change from R-CGex to R-CG. While the committee does support increased housing choices and affordable housing in principle, we do not feel that this is an appropriate location for this magnitude of density increase. While the site is in proximity to transit lines and a commercial site, these elements are not provided to the extent needed to warrant the increased number of units and the associated parking deficiencies. The adjacent commercial site is quite limited in nature, and currently contains a small restaurant with no seating and a specialised medical clinic. If the site were closer to a significant commercial site that included a grocer or major shopping node, or a C-Train line or a higher frequency BRT route, this proposal may make sense. However, given the context, we feel that the R-CGex is a reasonable compromise for redevelopment of the site and we cannot support the proposed change to increase the density of the proposal by adding secondary suites that would generate more parking demands. It is also important to note that just last year a zoning change was proposed and approved after a great deal of discussion and engagement with the community. We believe that the landowner was or should have been aware of these discussions prior to purchasing the site. Thank you for the opportunity to comment on this application.

Thanks,
Jamie Dugdale
Director, Planning
Renfrew Community Association