

## 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.**