

# Community Association Response

June 20, 2021

Dear Brian,

The proposed land use redesignation from R-C1 to R-CG seems to be a modest request for increased density on the property at 4017 17 Ave SW. However the proposal has brought several concerns from area neighbours and the Glendale Development Subcommittee. The existing site located on the corner of 17<sup>th</sup> Ave and Grand Oaks Dr, may provide some challenges for future development for the following reasons.

## View and privacy of existing lots

Based on the material provided within the redesignation permit the existing site area is appropriately 0.0709ha, as such up to 5 units can be built on the site. However due to the number of existing utilities on the site, mainly along 17<sup>th</sup> Ave, future development may require shifting a new building to the south of the lot, as such potentially providing views into the adjacent lots.

## Parking

As shown within many of the newly built multi-residential buildings within the surrounding neighborhoods of Glendale, it should be expected that many of the units will depend on street parking. Being located on 17<sup>th</sup> Avenue, where parking is currently not permitted, having 4-5 units will require more parking along Grand Oaks Dr. for residents and guests.

## Outdoor Private Amenity spaces

As the lot is located on 17<sup>th</sup> Ave and with the placement of existing utilities, future development may have issues with providing quality outdoor private amenity spaces. Future developments will either need to place required amenity spaces on or above grade. Locating these spaces at grade along 17<sup>th</sup> Ave will not be ideal nor usable by future residents due to the noise from vehicular traffic. Locating these required spaces above grade could provide views into the lots to the south, putting the existing residents on display.

As this is a redesignation proposal and no actual development can be provided for review, it is hard for the existing residents to provide comments and concerns. If the City allows this change to occur it is expected that any future development will require heavy engagement from local residents and the Glendale community.

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