

Community Association Response

June 9, 2021

The following comments are with respect to primarily the Land Use Change but should be noted in the DP as well:

The community association is opposing the application proposed for the following reasons:

- 1) The current ARP and zoning are listed as RC-2. The current ARP does not contemplate increased residential development for this location.
- 2) The proposed LAP identifies the lots along 18th Ave not facing Edmonton Trail as Limited Scale development. This is considered R-1, RC-2 and RC-G. The underlying MC-G development of the LOC DC application is inappropriate for the site. Other sites in the community have been identified as supporting MC-G type development through the Low buildings scale modifier, however not this location.
- 3) The MDP contemplates higher density residential at the end-of-blocks. This is currently not the scenario.

The site is more appropriate for RC-G development along with the zoning requirements around height and lot coverage. The lot coverage of the proposed development exceeds the RC-G limits and does not provide the proper contextual design to the other residential sites to the West of this site.

We would be happy to discuss this further.

Julien Poirier
President
Tuxedo Park Community Association