

Letter from Highwood Community Association

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Traffic impacts, Shadowing impacts

General comments or concerns:

To whom it may concern,

On behalf of the Highwood Development Review Committee, I am submitting the following comments for planning and Council's consideration. These comments are a personal summary based on a group of volunteer's assessment of the application, along with feedback received from outside community members.

The development review committee has reviewed the proposed application, and we do not support the application as presented as it represents an increase in density from 2 units to a total of 8 units (4 dwelling units and 4 secondary suites) on the site. This would be an increase in density of 800% compared to the existing single-family dwelling on-site. We do not find this density suitable for a mid-block parcel in the low-density residential area of the community.

Assuming the developer chooses to maximize the density of the parcel, we would expect a range of 8-16 vehicles on a parcel that can practically support a maximum of 4 vehicles on-site. In our consideration, this is not a sensible request.

For context, most of the communities surrounding Highwood still have single-family (R-C1) zoning designations in place. It is not reasonable to expect single communities to support the densification increases outlined in the MDP. Highwood is also a community that has not seen any perceivable benefit from additional transit services, infrastructure, or public amenity investment in decades. As such, we are unfortunately a vehicle-reliant community that does not have the capacity to support large density increases. While this is a single application, it represents a precedent for the community.

Highwood supports additional densification of our community. The Development Review committee has a strong record of supporting most of the land use, development permit, and subdivision applications that provide gentle densification within our community. We also support the proposal of row-housing as it provides variety of housing form that does not currently exist. However, we find the proposed Land Use to be excessive and does not align with the community's vision for gentle densification. There has been a lot of feedback from the community on this proposal, and disapproval has been strong and consistent.

We have reached out to the applicant to suggest a couple of changes as noted below, unfortunately, both suggestions have been denied.

- Revise the Land Use application from R-CG to R-CGex so that secondary suites would not be permitted. This would limit the density to a total of 3-4 rowhouses, which is in line with what the applicant has suggested. The development review committee believes that this would be a suitable densification of the site and would be a reasonable balance for the community as it would replace a single house with what could be 3-4 affordable and family-oriented rowhouses.
- Submit Development Permit application plans concurrently with the Land Use application. This would give the community certainty that only three rowhouses are being proposed (as noted by the applicant), that adequate parking is provided, and that heights will not exceed 10m (as noted by the applicant).

In summary, we do not support the proposed application as presented, as we find the proposed density excessive. We request for planning to deny support of this application and for City Council to reject the proposal. Should the applicant choose to revise the application to R-CGex (or similar) and submit a concurrent development permit application, we would be happy to reconsider our assessment.

Thank you,

Dustin Unrau, on behalf of the Highwood Development Review Committee