

Community Association Response

Received 2022 November 8



Tuxedo Park Community Association

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Circulation Control
Planning and Development
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Attention: Chad Peters

RE: LOC2022-0168
257 22 Avenue NW

The Tuxedo Park Community Association (TPCA) has reviewed the subject application. We have the following comments:

1. TPCA is consistent in its review of land use amendments. We feel it is important to restrict the R-CG designation to the first block east and west of Centre Street and west of Edmonton Trail. The intention is to maintain some diversity in land use with R-C2 being kept in the middle blocks between the busy thoroughfares, being Centre Street and Edmonton Trail.
2. TPCA has received complaints from adjacent property owners regarding this level of density at this location.
3. Second Street NW is a designated bicycle route and there are numerous traffic calming initiatives already on Second Street. We do not feel that adding high density housing at this location is appropriate.
4. The current setback for the adjacent avenue properties is 10-12m to the street. It is unlikely you the planned (4-8) units will fit on the site while maintaining a contextual setback.
5. The overall height permitted for R-CG is not contextual. It only references one adjacent property vs. contextual average of multiple adjacent properties. Height Up to 11m whereas the adjacent properties vary between 5-6.5m height.
6. The R-CG rezoning conflicts the Local Area Plan (LAP) as this site is within a "Neighborhood Local" zone as defined in the LAP.
7. Parking issues are already a concern and a multi residential building at this location will only exacerbate this situation.

In consideration of these points, TPCA opposes the subject Land Use Amendment. I trust the foregoing is in order, please contact the undersigned at 403-860-3340 to discuss further.

Tuxedo Park Community Association

Arnie Brownlees
Director