

Community Association Response

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Application: LOC2022-0223

Submitted by: Renfrew Community Association: Planning Committee

Contact Information

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Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Lot coverage, Traffic impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The Renfrew Community Association Planning Committee has several concerns with the proposed land use application. Specifically:

- 1) The application states an increase to a maximum of 5 units, but the supporting documents specify 5 units + 5 secondary suits, for a total of 10 housing units. Our position is that such a high number of units in that lot/location is not appropriate
- 2) We are concerned with the relaxation of parking requirements for this type of development. 10 total units realistically represents 20-30 additional cars (1-2 cars/primary unit, and ~1 car/secondary suite). This location does not have sufficient street parking to support a significant increase in street parking requirements
- 3) This lot includes a mature city owned tree (valued at >\$20,000). This tree is part of a larger canopy of trees along the street. With a development this size, it is likely the tree will be

damaged. These trees are irreplaceable, and development should heavily consider the preservation of these mature trees

The Renfrew Community Association Planning Committee recognizes this lot/location are a suitable location for higher density housing, however, our position is that the impact of a 10 unit development on the surrounding housing, including an existing assisted living facility, and the potential for a development of the proposed size to do irreparable harm to the mature tree canopy is not in the interest of the community. The Committee would support a more modest proposal that conforms to the more typical development for similar lots (typically 4 unit row house type developments), provided such development took the mature trees into consideration.