

Community Association Response

From: planning@renfrewyyc.ca
Sent: Wednesday, February 22, 2023 7:44 PM
To: Walker, Asia L.
Subject: [External] 1408 RENFREW DR NE - LOC2023-0016 - DMAP Comment - Wed 2/22/2023 7:43:39 PM

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Application: LOC2023-0016

Submitted by: Renfrew Community Association: Planning Committee

Contact Information

Address: 811 Radford Road NE

Email: planning@renfrewyyc.ca

Phone:

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Density, Amount of Parking, 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:

While the Renfrew Community Association is neither opposed, nor in support of this application at this time, we would like to note some concerns so that they may be considered

if/when a development permit is applied for at this location. Our specific concerns that we hope to see addressed at the time of development are as follows:

1) While this lot is generally in a good location for a higher density development, we feel the full density possible of 5 units, with the option for basement suites would present a large issue at this location with respect to parking. Specifically due to the multi unit development on Russell Road (to the SE of the Renfrew Baptist Church), and the dog park in the area, parking on Russell Road is already quite congested, and this congestion creates a blind corner as Russell Road turns North. The fact that the south boundry of the propped land use change is an alley rather than a road means this lot does not have sufficient on street parking for a larger 10 unit (5 main + 5 basement) development.

2) This lot contains a mature tree. Specifically an American Elm which is a Public Tree valued at \$42,529.23. This is a healthy tree, that is part of a larger existing canopy of trees in this neighborhood. Any future development must be required to maintain this tree as it is a valuable asset to the community and the city, which cannot be replaced. This is a healthy mature tree, and any declaring this a "sick" tree or a tree at "the end of its life", should not be accepted.

3) While the Renfrew Community Association Planning Committee does not oppose this application, there is significant opposition from immediate neighbors who have circulated a petition in opposition to this application, to be submitted to the file manager. While the Planning Committee does not endorse this petition, it is our responsibility to represent the entire community, and to note that this opposition does exist.

Thank you
Renfrew Community Association
Planning Committee