

# Community Association Response



February 27, 2023

**Attention:** Dwayne Drobot, File Manager for LOC2023-0033

**Response for LOC2023-0033-5123 85 AV NE,**

On behalf of the Saddle Ridge Community Association, I **approve** to the proposal for this file number LOC2023-0033, and I strongly recommend reviewing the MX-2 and C-COR-1 zoned parcels. I have reviewed this particular application and here are my following comments:

I agree with the market study in addition to the already numerous commercial areas that I don't believe support Saddle Ridge to its potential. There's already a C-COR-1 adjacent to the M-2 rezoning and I think that also needs to be reviewed for the purpose of that same market study that was presented in this application. It's better if it's changed into an M-2 for our area. I like the idea of the multi-family rowhouses for this parcel.

However, the NAC transition is not quite the way that I had imagined with the original outline plan. We already have an abundant amount of NAC transitions within the Savanna, 60 ST NE corridor. In addition, we have the already NAC by 88 AV NE and Guru Nanak Gate NE. Hence why I strongly recommend reviewing and changing the C-COR1 area by 85 AV NE. Adding more would only overdo it with the constant local businesses for this area, unless the intent is focusing on more commercial-retail stores and restaurants like McDonald's, Tim Hortons, etc.

In addition, I strongly recommend reviewing the MH-2 zone by 52 ST NE and 85 AV NE. I think it needs to be scaled down to an M-1/M-2 or R-2 considering our aesthetic for our community like the proposal for this parcel of multi-family rowhouse. I think the focus of having too much of this M-zoned high-density buildings is an issue for parking at hand within our neighbourhood and that traffic might be too backed up considering the zone. If we are talking transition, I don't feel like that zone is transitioning well into the M- zones.

Sincerely,



**Raphael Ramos**

Board Director for Land Use & Planning,

Saddle Ridge Community Association

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