

# Community Association Response

2023 September 19

Address: 1903 GRAND OAKS DR SW

File Number: LOC2023-0152

Status: Under Review

Description: MU-1

Dear Shallu,

The Glendale/Glendale Meadows Community Association and neighbouring Westgate Community Association has only minor comments on the above application. Our associations support this combination of modest residential density increase as well as the potential for new commercial opportunities in our neighbourhood. Such amenities, we believe makes Glendale a more walkable neighbourhood.

The development itself calls for a commercial entrance on Grand Oaks Drive for what could be a coffee shop as well as two other entrances facing 17th Ave. SW. While our first reaction was to keep all of the commercial entrances facing 17th Avenue, we feel if designed well, an entry off Grand Oaks with a welcoming patio for patron seating could be a nice addition for the community.

In speaking with neighbours personally, some are not in favour of commercial operations on the site. Others are. Key to the entire project is having something that is tasteful and welcoming for neighbours and the community at large.

Commercial and residential street parking will be a concern, though not one that is insurmountable. A 30 minute parking zone on Grand Oaks in front of this commercial space may be appropriate.

In light of the City's new Affordable Housing Strategy and Climate Change Crisis, I would hope that developers are forward thinking in attaching renewable energy solutions and exploring ways to allow for affordable condominium purchase or below market rents. We wonder if the residential garage building is an appropriate space for an extra affordable rental suite (or two) above?

Sincerely,

Chris Welner, President

Glendale/Glendale Meadows CA

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