

Community Association Response

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Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

May 4, 2023
LOC2023-0074
339 Greenfield Road NE
To: Lisette Burga Ghersi

The current R-C2 designation allows for single detached homes, semi-detached homes, duplex homes and secondary suites. The Applicant's Submission for the proposed Land Use Amendment is to accommodate R-CG at 339 Greenfield Road NE. The proposed Land Use redesignation to R-CG is based on a maximum of four dwelling units based on a density of 75 units per hectare and a maximum building height of 11 metres and increase from the current 10 metres. There are currently no R-CG designations within Greenview and this would set a precedent for the community moving forward.

TGCA facilitated a meeting with the Applicant's Agent and the adjacent and directly affected residents, to gather their comments and concerns. The applicant is proposing four side by side, two storey rowhouse units with a four car garage accessed from the laneway. There are concerns that basement suites could be added at the development permits stage. The developer was unable to provide any conceptual drawings as to what is being proposed however suggested that the residents could view similar developments in Capital Hill for context. This only adds to the level of confusion and lack of clarity at this point in the process.

There was a high level of engagement and interest from the residents. The feedback was focused on the following; the size and scale of proposed development does not fit contextually with the nature and character of the surrounding community, limited parking, increased traffic, building height, privacy, waste/recycling as this would add 12 more bins, decrease in property values and the existing flooding issues will have cumulative impacts on the surrounding community. We realize that this will be addressed at the development permit stage.

There has been a considerable amount of feedback and concerns have been consistent. The surrounding residents are not opposed to redevelopment of the parcel under the current land use R-C2 designation which allows for side-by-side and duplex homes which may include secondary suites.

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As a community association TGCA support new infill development including and not limited to single detached homes, semi-detached homes, duplex homes and secondary suites. Greenview has a mix of R-C2, M-C1 and M-C2 residential development including, new infill, backyard /garage suites, and new and existing basement suites. We have and promote many varied, flexible, inclusive and equitable housing options within our community.

As a Community Association we have been provided with a limited set of tools in the form of R-CG /H-GO Posters, created in collaboration with the Federation of Calgary Communities, City of Calgary Planners and Community Associations to educate our communities about changes and city planning. This puts an unrealistic burden on CA's and community members to make a determination based on a concept as to what may or may not be built. Conceptual drawings/plans concurrently with the Land Use Amendment would provide the community with certainty.

Thorncliffe/Greenview Community Association will not support LOC2023-0074 as presented. We are of the opinion that the proposed land use amendment is suitable for development, TGCA suggest several changes to the proposed R-CG land use amendment which was discussed with the Applicants Agent; revise the proposed R-CG land use amendment to an R-CGex so that secondary suites would not be permitted and the building height will not exceed 10 metres. Should the applicant choose to revise the proposed land use amendment to R-CGex we would reconsider our assessment and our position.

Patrick Saunders
on behalf of the
Thorncliffe Greenview Community Association