

Community Association Response



Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

January 8, 2024
LOC2023-0347
4819 3 ST NE
To: Melanie Messier

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 4819 3ST NE. The proposed Land Use redesignation to R-CG is based on a maximum of three dwelling units an increase from the current 2 dwelling unit and may include secondary suites and a maximum building height of 11 metres an increase from the current 10 metres

The parcels location is within the NHLAP and considered Neighbourhood Local. Centre Street is the Primary Transit Corridor and Urban Main Street is located 450 meters from the parcel. Access to Centre Street/40 Avenue Green Line/BRT Station is 880 metre away from the parcel location and would require a climb up a steep set of wooden stairs to Centre Street. The NHLAP Map 2 Community Characteristic and Attributes the Edmonton Trail Urban Main Street terminates at 41 Ave NE. The MDP Map2 Primary Transit Network is Edmonton Trail and 41 Ave NE. the Primary Transit Corridor and Urban Main Street is located 660 meters from the parcel.

There is limited access into Greenview that being from McKnight Blvd or Edmonton Trail NE. The Edmonton Trail access is constrained due to traffic calming measure and a narrow roadway.

TGCA has engaged with several residents. Due to the timing of the application and the Christmas Holiday Season feedback was limited. TGCA will continue to gather feedback from the local residents moving forward. We appreciate the fact that the File Manager has given us an extension from the 23 day response due date of December 29, 2023 to January 8, 2024. Feedback and concerns are as 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 this would add more bins, decrease in property values, existing flooding and infrastructure issues will have cumulative impact on the surrounding community. We realize that this should be addressed at the development permit stage.

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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.

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.

Thornccliffe Greenview Community Association is opposed to LOC2023-0437 as presented. We are of the opinion that the proposed land use amendment is suitable for development, TGCA suggest the proposed R-CG land use amendment be amended to an R-CGex so that secondary suites would not be permitted. 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
Thornccliffe Greenview Community Association

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