

Community Association Response

2024 March 25



**HOUNSFIELD HEIGHTS – BRIAR HILL
COMMUNITY ASSOCIATION**
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The Hounsfield Heights – Briar Hill Community Association thanks the city for circulating Land Use Redesignation **LOC2024-00022**, relating to 1002 17th Street NW, which is a combined redesignation and road closure application. It proposes to close a portion of 9th Ave NW road right-of-way, then redesignate it to R CG (based on the new blanket R-CG zoning), and consolidate it with 1002 17th Street NW.

The Community Association circulated flyers to surrounding properties, as we usually do, and found consistent opposition to this proposal.

There are several concerns about this proposal:

- The community's biggest concern is **due process**. **Green space** in the community **should not be sold off without consultation and discussion** with the community.
- If it is to be sold, this parcel, as described, could possibly be of interest to others. It should not be redesignated and sold without **transparency of process** and fiscal considerations, and a bidding process or clear rationale for sale to a specific person.
- It is not clear that appropriate **setbacks** would still exist from the lane (accessing Cedar Brae, 9th Ave. NW right-of-way) to both the north AND south. We ask the city to check that an appropriate width of lane and set backs are being maintained.
- The same owner has applied for this parcel before, and was turned down. We do not see a change in logic from the previous decision.
- A previous owner built a fence around city land in about 2010, and the argument is now made that this proposal is 'officialising on paper' past use. Unofficial use / **appropriation should not be used to justify a sale**, nor rewarded.
- This proposed change could **significantly affect neighbours**:
 - This proposed sale amounts to '**land assembly**' – it would significantly increase the size of the #1002 land parcel.
 - The city passed R-CG, so obviously that is now allowed. However, the draft Riley LAP permits 6 storeys for this area (which is not supported by the Community Association and contrary to the current ARP).
 - The **greater lot size makes building larger and higher structures more feasible**. We realize that the lot is not YET upzoned, but it remains that this land assembly would make upzoning easier. We should be able to object to this issue at the start.
 - Whatever is built on this lot, this proposed sale allows structures to be much closer to the homes to the south, and could increase **shadowing/privacy issues**.
 - However, the owner says they **plan to create two appropriate width lots to build two single-family homes on this consolidated parcel**. If the owner is willing to **commit legally** to this plan, it would **allay many of the community concerns**, by keeping redevelopment in scale with the surrounding homes.

Sincerely, Beth Atkinson, Director- Land Use
Hounsfield Heights – Briar Hill Community Association,