

Community Association Response



Development Review Committee

LOC2023-0165 3816 Edison Crescent SW

Date: August 30, 2023

Jay Gu
File Manager, Planning and Development
City of Calgary
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Submitted via: Email to the File Manager

Re: Application Notice LOC2023-0165

Application Details

Address: 3816 Edison Cr SW
Legal: 5584R;2;7,8-11
File Number: LOC2023-0165
File Manager: Jay Gu Jay.Gu@calgary.ca
Application Description: Road Closure and Land Use Redesignation

General Comment:

The Elbow Park Residents Association, as the representative of the community, is **neither in support nor in opposition of this application.**

Meeting with the applicants

The extension that the City of Calgary provided, allowed us to meet on Wednesday, August 16th, 2023, with the applicant, Suburbia Designs and the owner, Scott White of 3816 Edison Crescent, to discuss the application for Land Use Redesignation. The meeting occurred at the property and was attended by Margo Coppus and Martina Walsh as representatives of the Elbow Park Development Committee. During the meeting, we clarified the boundary of the property and the

purposes that the property will be used for. It is the intention of the owner to use the property as an extension of his current side/backyard.

RECOMMENDATIONS:

Future Development

We request that **no** development of a structure of any type occurs on "Area A"

Fencing

The applicant, upon purchase shall be allowed to erect a 4-foot fence constructed of wrought iron, that does not obstruct the view of the river.

Tree Canopy

The lot currently is well treed, with four spruce trees, two poplars and many shrubs. Mature trees are very much part of Elbow Park's character, and we encourage preservation whenever possible. In our consultation with Mr. White, he assures us that it is his intention to preserve the trees.

Right of Ways

We would like assurances the electrical and storm sewer right of ways are maintained, with an easement created for utility protection where necessary.

Advertisement of Application Notice

The notice board regarding this application was placed on the west side of 3816 Edison Crescent and was misleading as to what parcel was being affected by the application. We would like the notice board to be placed for a second time on "Area A" to reflect which property is being proposed for redesignation and sale by the City.

CONCLUSION:

The EPRA Development committee co-chairs have met with the owner and applicant to clarify their intentions and have canvassed the neighbours regarding their opinions on the application. We have concluded our review and we take no position on the application for Land Use redesignation, the proposed Road closure and sale of the city land to the owners of 3816 Edison Crescent.

Regards,
Martina Walsh and Margo Coppus
Co-chairs, EPRA Development Committee