

Community Association Response

20 August 2024

Circ/Public Comment: Comment 528726086 on LOC2024-0076 (Created By O...)

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A DP was previously submitted for this plot. It was deemed inappropriate for several reasons, including massing, privacy, shadowing and local impacts. This LOC proposal indicates the fourth floor has been set back to reduce massing and we will note this for review at the DP stage. There is still the question of whether a 21 unit complex is appropriate given the existing density in the immediate area (with many apartment buildings that have fewer units than this proposal). A smaller building footprint will address several concerns. For one, the landscaping plan, which removes significant greenery, reducing the urban canopy. A large bush/small tree on city property is also set for removal. Recommend contacting Urban Forestry for information on the urban heat island effect. We also continue to ask for landscaping on the south side of the property to minimize privacy impacts with neighbours, whose building is much shorter than this proposed 4-storey building. We remain skeptical of this LOC proposal for significant density given the limited options for transit (only available on Edmonton Trail), the lack of cycling infrastructure, and the traffic and parking impacts that will be noticeable due to a building of this size. 4th Ave is one of the only entry points to this part of the neighbourhood from a main route (the other would be 5th Street coming from 8th Ave) and it is also a street that services the Church and St Angela School. Significantly increasing the area's density will see additional traffic on a street that is narrow when cars are parked on both sides, and which ends at an uncontrolled intersection with Edmonton Trail, thereby causing increased risk of congestion. As well, parking impacts could be felt on neighbouring streets, such as 3 Ave, 5 St and 6 St. Given the proximity of a school and church, there are also safety issues for pedestrians and children with regard to increased traffic on a street not designed for it. Garbage and recycling bin placement is a concern if not located inside the garage door - this is already an area of concern for residents on 4th Ave. We also are increasingly worried about the impacts on the water infrastructure given this is for the addition of 21 units. Can the system in the area and along the escarpment handle all the density that has been built in the immediate area recently? We therefore are opposed to LOC amendments that will see a significant increase in density to the area due to a large building footprint. We would welcome further evaluation of the proposal to see it come in line with existing apartment buildings along 4th Ave.