

# Community Association Response

January 7, 2022

RE; LOC2021-0189 5920 Centre Street N

ATTN: Kelsey Cohen File Manager

The Applicant's Submission for the proposed Land Use Amendment is to accommodate M-CG at 5920 Centre NE. The proposed Land Use Amendment of M-CG based on 111 units/hectare allows for up to 6 unit/parcel and 12 unit/parcel including secondary with and a maximum building height of 12 meters. The maximum lot coverage increases from 45% to 70%. The current R-C1 designation allows for single detached homes, semi-detached homes, duplex homes and secondary suites. A semi-detached structure with secondary suites would also accommodate the same higher densification (4 unit/parcel) proposed with no change of land use designation.

The North Hill Local Area Plan and the current Main Streets Centre Street N Master Plan includes Greenview south of McKnight Blvd. We disagree with the statement, the characterization and the misrepresentation of Thorncliffe Greenview "Fundamentally, this is about the future development of Thorncliffe Community. Current designations within the community are not a diverse as their neighboring communities such as Highland Park and Tuxedo Park with the primary Land Use Designation being primarily R-C1." Thorncliffe Greenview north of McKnight Boulevard and our neighboring communities of Highwood, Cambrian Heights, North Haven, and Huntington Hills currently have no Area Redevelopment Plan and /or Local Area Plan. Thorncliffe Greenview has a mix of commercial C-C1, residential development R-C1, R-C2 and M-C1. Thorncliffe Greenview has many varied, flexible, inclusive and equitable housing options within our community including and not limited to; new infill development, single detached homes, semi-detached homes, duplex homes, fourplex homes, townhouses/condominiums, apartment buildings, backyard /garage suites and secondary/basement suites.

The current Green Line LRT Phase1 alignment will build from Shepard to Eau Claire and Phase 2 from Eau Claire to 16th Avenue north is currently being assessed for risk and availability of resources before proceeding. Given that the Green Line LRT terminates at 16th Avenue /Center Street NW and the current economic situation, we are of the opinion that the future Green Line LRT north of 16th Avenue NW may not be built or at the very least not realized within the next 20 to 30 years.

Thorncliffe/Greenview Community Association has concerns with LOC2021-0189 and the significant land use change to MC-G which allows for higher densification ahead of due process and good planning practices. We welcome the opportunity to have meaningful public engagement as to what, when, where and how our community moves forward with development and change. A Local Area Plan Area and /or Redevelopment Plan would provide more clarity and predictability moving forward.

Patrick Saunders

Thorncliffe Greenview Community Association