

Community Association Response

2024 July 21

The Crescent Heights Planning Committee opposes the proposed land use change from M-CG to M-C2. The applicant is proposing a 4-storey development with 40 units indicating the units will be small and not family-oriented. Given that the immediate adjacent home is a heritage property (328 - 4 Ave NE), we feel the M-CG zoning is more appropriate for this lot, restricting the height to 3 storeys. We also request the City require a market study to be completed to justify the proposed zoning, and inherent increase in density. While Calgary is in the midst of a housing crisis, affordable housing for families is needed. There exists abundant 1-2 bedroom housing within the community already, but a shortage of 3 bedroom units that are affordable (eg. not luxury duplexes and 4-plexes) are needed. We would like to see only the actual number of needed units added so as not to oversaturate the market with unneeded, smaller units.

Other concerns:

- The change in zoning allowing increased density will result in higher lot coverage and removal of up to 32 mature trees. These trees current provide privacy for the neighbouring homeowners, natural shade and cooling, and support biodiversity in the community.
- A zoning change to M-C2 will negatively impact the afforded privacy of the neighbouring homeowners and create shadowing during the morning hours.
- Based on the proposal, there will not be adequate parking for 40 units underground and that will require remaining residents to park on the street. With only 100 m of street frontage, there will be a severe shortage in parking space for the proposed development and neighbouring residents.
- The proposal indicates and desire to provide luxury housing when what the city actually needs is affordable housing.

We recommend the City limit any future development, via zoning bylaws, to 3 storeys with family-oriented affordable housing that is most needed right now.

We request that the developer be required to limit the future building footprint to retain some of the 32 mature trees on this and the adjacent lot, and provide proper and adequate protections to the root systems and branches of trees that will remain. As per the potential, pending tree protection bylaw on private land, these trees to be retained and protected.