

Community Association Response

2024 November 28

Good afternoon Nikita, we apologize for the delay as several of our members have been away, and thank you for reaching out.

Of note, there are concerns with the build up of density in this area with Parkdale Crescent (3 buildings 5 stories), the former park and ride on the west end of that block (1 building 6 stories), two H-GO proposals on the north side of 3rd Ave all under pending development. We feel that there should be a City work plan review for infrastructure and public realm improvements for the area within this development time frame. The Parkdale Community has consistently been challenged with parking due to our proximity to the hospital, and the 0.5 parking requirements are exacerbating this situation. We noted the west garage currently shows only 2 vehicles yet appears to have an undefined space that could contain 2 more vehicles. Although compliant as it is, we would like to see at least 7 parking spaces to accommodate 1 stall per owned unit (Townhouse). This would likely benefit them in their revenue model as there does not appear to be any other infrastructure required. The land use is appropriate for the area in accordance with the guidelines and LAP principles. Please have the applicant consider this in their DP application.

Vince Walker

Parkdale Planning and Development Committee – Chair

2024 November 29

Thank you Nikita, I neglected to include an important qualifying statement regarding the infrastructure improvements I referred to, and the associated community concerns regarding the proposed developments in this area. The community is very concerned about pedestrian safety and vehicular congestion at the crosswalk and lane way from the cannabis store at 34 Street accessing 3rd avenue, when you consider the addition of collectively around 140 units in the immediate area from known applications. The infrastructure referenced would include sidewalks lane way improvements, crosswalks, etc. in addition to utility capacity including water, power, sewer etc.

Vince