

# Community Association Response

February 19, 2025



Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

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Circulation Control, Planning and Development

City of Calgary

File Number: LOC2024-0306

Address: 5024 CENTRE ST NE

Application Description: Land Use Amendment to accommodate M-X2

File Manager: Brenden Smith

Thorncliffe Greenview Community Association is neither in support or opposition to proposed Land Use Redesignation LOC2024-00104 from existing C-N2 to proposed M-X2.

We agree with the applicants planning evaluation in principle however the details including floor plans, elevations and proposed building material envelope are at Development Permit Stage.

We have a continuing dialog and engagement with Applicant's Agent and the local directly affected residents. The existing C-N2 allows for up to two-storeys. The applicant is proposing to change the land designation from the current C-N2 (Commercial – Neighbourhood District) to M-X2 (Multi Residential – Medium Profile Commercial District) to accommodate a four- storey building with one level for retail use, three levels for residential apartments (12 units) and underground parking.

The applicant's agent has included a mailout to inform the surrounding community and provided a preliminary set of drawings including Schematic Design Site Plan, Basement Parking Layout and Shadow Study Conceptual which will form the basis of the future development permit.

We spoke with several and received comments from five affected residents. The feedback we received has been focused on the size of the development, building height and in particular minimum parking requirements as the restaurant adjacent to the proposed development uses the empty lots/parcels for guest parking which often overflows on to Thorncrest Road NE, Centre A Street NE and 1<sup>st</sup> Street NE. We recognize the concerns of the adjacent residents and will support continued discussion with the applicant for opportunities to mitigate concerns.

Administration Phone: 403-274-6840 Website: [www.tgcacalgary.com](http://www.tgcacalgary.com) Email: [www.info@tgcacalgary.com](mailto:www.info@tgcacalgary.com)  
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Thorncliffe/Greenview north of McKnight Blvd has no Local Area Plan, Centre Street is considered a Neighbourhood High Activity Area; a Primary Transit Network (Rapid/BRT) a Local Area Plan would help prioritize growth, change and identify community needs.

We have suggested a Traffic Impact Assessment given the location and limited access from west bound McKnight Blvd and Southbound left hand turn lane on Centre St/McKnight Blvd may impact traffic during rush hour.

Also we have concerns with our aging infrastructure and capacity to handle the increase in density

TGCA has offered to facilitate an information session at the community for residents to attend and the applicant's agent has committed to this as well. We hope to schedule this in the near future.

Patrick Saunders  
On behalf of  
Thorncliffe Greenview Community Association

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