

# Crescent Heights Community Association Response

2024 July 21

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The Crescent Heights Planning Committee opposes the proposed height relaxation. The current allowable height is 15 storeys (about 50 meters) which we feel is the maximum height that remains contextual to the neighbourhood. The next tallest building nearby is the Minto Era building at 10 storeys (about 33 meters), so an increase up to 24 storeys/80 meters would be significant and out of context.

We request that the applicant provide evidence for the need to build greater than 15 storeys via a professionally prepared market study. There are abundant vacant commercial properties along Edmonton Trail/4 St NE and this added building with commercial space will worsen the issue.

The subject property is not within the North Hill Communities Local Area Plan (LAP); however, it is immediately adjacent to the LAP and we request that the proposed development be required to align with the LAP. We also request that the applicant be required to provide affordable (even below-market) housing in order to combat the housing affordability issues in the city and justify an increase in density on this block.