

Bridgeland-Riverside Community Association Planning Committee Response

2024 July 15

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BRCA Planning Committee, in conjunction with Crescent Heights Planning Committee, is opposed to this land use amendment. The area of the development has experienced changes that are not all positive outcomes and BRCA Planning holds that the proposed height maximum will exacerbate these problems. We ask that the proposal be amended to keep the height maximum to a level the area can accommodate, an absolute max of 15 storeys.

One problem is the building of long-term community. The heritage buildings along 4 St NE point to the long history of this area. BRCA supports development that helps build communities and is a place for families of all types to call home. However, the Era building at 123 4 St is criticized for having small units and therefore being more for AirBnb than for long term residents. BRCA does not support development that enables transience and short termism, which brings more social disorder. A development taller than Era is more likely to contain smaller units (we are seeing this with the development permit for DP2024-04157). As well, the business units on the ground floor have remained empty since opening, with only a liquor store requesting permitting. We do not think this situation is conducive to building community in the area.

While we welcome development, Planning seeks respectful and thoughtful proposals that add to our community. Too much density is causing traffic congestion in areas not built for higher traffic and without addition of bus routes. A 24 storey building will add a significant amount of traffic to an area already experiencing traffic congestion and streets full of parked cars, both up and down Edmonton Trail and along the side streets. While we seek density along corridors, this area is difficult to walk about given two heavily traffic streets, southbound 4 St and northbound Edmonton Trail. An overdense and exceedingly tall development will exacerbate these problems and will not meld well with the surrounding residential buildings, and cause significant shadowing.

We ask that the proposal stay within appropriate height limits before it is put before Council.