

Community Association Response

December 10, 2025

CHCA Planning Committee

Crescent Heights Community Association

Planning Committee

Circulation comments: LOC2025-0219 - 301 15AV NE

The CHCA Planning Committee does **not** support this LOC.

A DP (DP2025-03544) was circulated to CHCA in July 2025 for this site. Assuming circulation found the same thing we did, the application exceeded the zoned land use. Now the applicant has submitted a Land Use Change and resubmitted the DP shortly after this.

The CHCA Planning committee had numerous issues with the DP, in addition to it exceeding the zoned land use. Being that we know what is being planned for this site, with a DP and LOC being applied for virtually in tandem, we cannot disregard our issues with the DP. There have been no obvious changes to the DP that we see. We are including with this feedback on the LOC our comments submitted to the city in July 2025 on DP2025-03544.

Those issues are also reflected in the application for a Land Use Change and density increase and are summarized below:

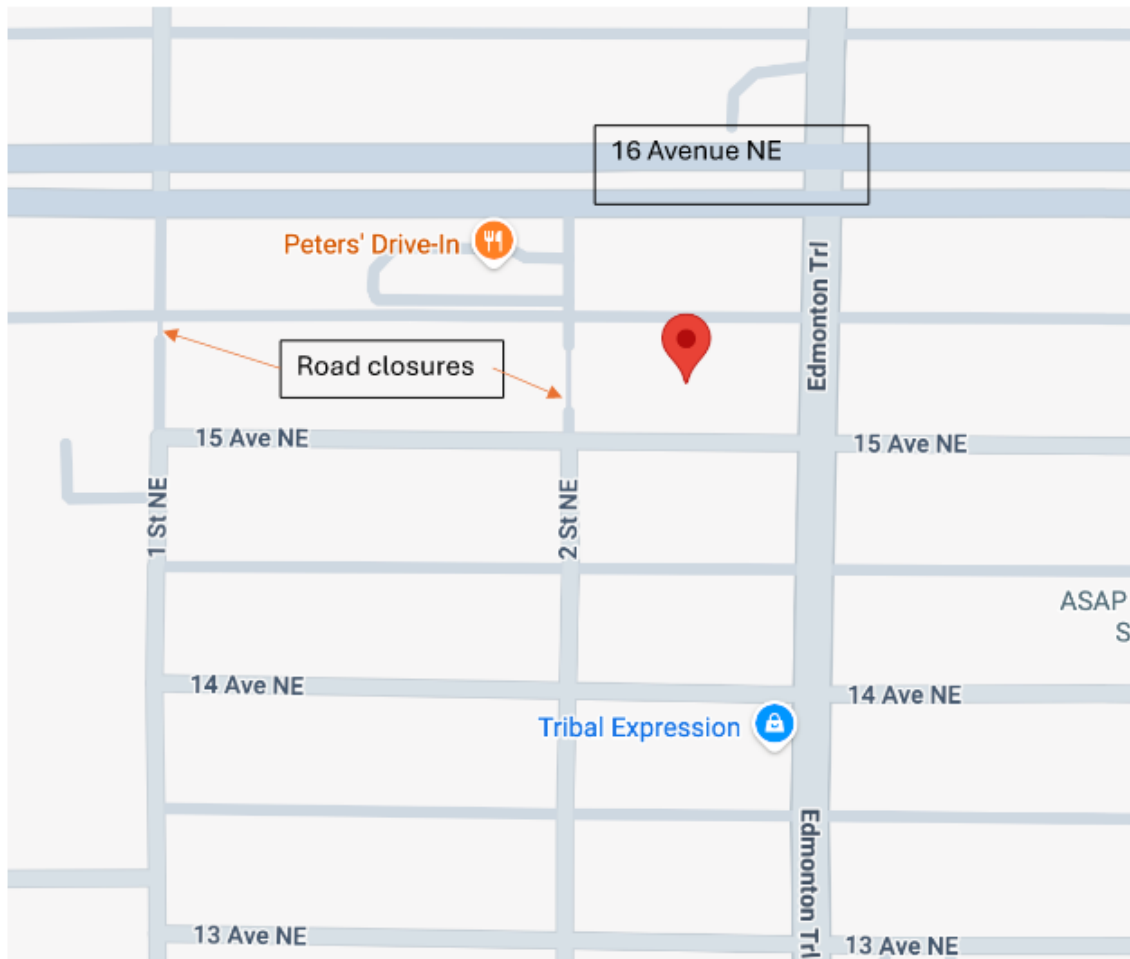
- 15th Ave NE is primarily 2-3 storey multi-family buildings (will be only one single family home remaining after this development), with two apartment-style units on the north side (below market rental units included).
- Aboriginal Friendship multi-residential building will be constructed on Edmonton Trail end of 15th.
- Though this area of Crescent Heights is appropriate for increased density, we consider the proposed LOC excessive for the lot and location due to circulation concerns. The consecutive submitted DP is calling for 10 primary units and 10 secondary units. The existing LOC allows for 8 primary units and 8 secondary suites (which will increase the number of units for this location from 3 to 16). We consider this to be a maximum number of units based on the access issues in this part of Crescent Heights.
- Increased massing is appropriate for this location but not to the extent proposed. The insertion of 20 units is inappropriate for this location which is not on a neighbourhood collector. There are too many units for this location.
- 15 AV NE ends at 1ST NE and there are no lights on 15 AV and Edmonton Trail so significant traffic from the complex will be directed through the residential neighbourhood to exit or enter. Both 1st and 2 St NE are closed to traffic north of 15 Ave NE, so traffic will need to go south. **At minimum a transportation study should be conducted before approval of this LOC.**

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- We request that the applicant reduce the number of units to correspond with the permitted number of units allowed with the current Land Use and be more in keeping with applications being proposed on lots of this depth and frontage width.

Simonetta Acteson,
CHCA Planning Director
One (1) Attachment: DP2025-03544 301 15 AV NE circ comments July 2025
cc. Marie Semenick-Evans - CHCA President,
Ward 7 Councillor Myke Atkinson

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