

## Crescent Heights Community Association Response

Date: Thu, Nov 1, 2018 at 4:55 PM  
Subject: LOC2018-0223; 1109 Edmonton Trail NE; change M-C1 to C-COR1fh12  
To: Brad C. Beville <[Brad.Beville@calgary.ca](mailto:Brad.Beville@calgary.ca)>

Hello Brad,  
Thank you for inviting the Crescent Heights Planning committee to comment on this LOC.

We support this land use amendment. Our objective is to encourage vibrancy and business development and this LOC supports our goals in that direction. Residences on the upper floors will increase density to support local businesses and add vibrancy. This building also supports our goal of locating the height in our community on Edmonton Trail, Centre St. and 16th Ave. and not in the residential areas.

This is not a unanimous decision but all of us agree that the concerns raised by our more cautious members must be communicated in our response. The concerns are:

1. The lot is small for a 12 meter high building and the mix of tenants and businesses could cause significant parking issues for the residences in the area. We prefer a building of this height to have underground parking.
2. While we understand that the Mainstreets program may be cancelled for budgetary reasons, it is essential precisely for this LOC situation. The Mainstreets program would determine the proper zoning and building profile for this whole section of Edmonton Trail. Instead, we are approaching this LOC as an ad hoc, partial solution without reference to an all-encompassing Mainstreets plan. Some of our members want to withhold support of this LOC until it complies within the context of a Mainstreets plan - hence to not support it until there is a Mainstreets plan for this area.
3. There is concern that the type of businesses that will operate in this building may not be ones that add to the vibrancy that we seek. The businesses listed in the LOC are more likely suited for upper levels of the building. We are seeking businesses that encourage on-street parking as well as walking and bicycle traffic. If the applicant could situate these types of businesses at street level, it will be appreciated.
4. We want all developments to add value to our area and be attractive. On a small lot, a 12 meter high building could be an architectural challenge to be both attractive and functional. We ask the applicant to consider seriously our perspective on this issue at the design phase of the project.

We await the DP with cautious anticipation and hope that our concerns will be considered and addressed at that point.

Should you have questions please call me at 403-807-7257 or by email.

Sincerely,

Dennis Marr, Director, Planning, CHCA