

Annual General Meeting - Tuesday, September 26, 2017

Planning Committee Report

The role of your Planning Committee is to comment on how proposed developments fit into the community and suggest changes that make those developments more compatible and beneficial to Crescent Heights (see note 1). We also advocate for planning activities within our community.

Since I became Planning Director in February 2017, we have reviewed twenty–nine development permits (DPs) – about three to four per month. These included:

- two single detached homes;
- one multi-unit development;
- two multi-unit developments that were successfully opposed by neighbourhood groups;
- one brewery on Edmonton Trail;
- five change of use requests - from one business to another business;
- two home-based business requests; and,
- numerous upgrades and additions to existing properties.

We supported two neighbourhood groups who successfully opposed requests to change the existing zoning to one that would allow a four unit townhouse development on the property. These efforts demonstrate that when neighbours form a united opposition, they are generally successful. The addresses involved were 201 - 10 Ave. NE and 301 – 7 Ave. NE.

On September 12, 2017, Councillors Farrell and Cara submitted a motion to City Council to incorporate in the Green Line planning process a planning focus for North Central communities. This also includes the City's Main Streets initiative whose objective is to bring vibrancy to Centre Street in Crescent Heights. City Council approved the motion. Expect the residents of Crescent Heights to be invited to provide input to City planners in the not-too-distant future.

Note 1: CHCA Planning Committee feedback usually forms part of the requirements that the City requests of the developer. Some examples of our comments follow:

- that existing trees and shrubs that are removed by the developer be replaced and often that additional landscaping be undertaken to maintain our urban forest;
- that bicycle racks be added to commercial properties;
- that the placement of air conditioning and ventilation units be changed to minimize noise and odours to neighbours; and,
- that the placement of windows be changed to safeguard neighbours' privacy.