
From: Rose Ratliffe <ratliffe@shaw.ca>
Sent: Tuesday, December 11, 2018 5:46 PM
To: Public Submissions; Ward11 - Marina Mason; becky.poschmann@gmail.com
Subject: [EXT] LOC2017-0255.

(note resending due to error in email address initially)

Re: Land Use redesignation of Southwood Corner, LOC2017-0255

In January of 2018 I wrote via email to Mr Wolfe, Becky Poschman , Councillor Farkas and Rick Balbi regarding the proposal as it stood at that time.

At that time I identified some concerns but concluded "I can accept a change to the Land Use designation to allow for some increased development at Southwood Corner with a strong commitment from the developer that it work with the community and residents during the development permitting stage to make changes that will mitigate the impact of the development, ensure it meets the needs of the community and fits within the character of our community. "

The developer has shown a commitment to working with the resident's concerns to improve and reduce the impact on the immediate neighbours. I think there may still be room for improvement in the proposal regarding the commercial to residential transition but I also think that Sable and associates are willing to make this work moving forward through the development planning.

As much as I feel that proceeding with redevelopment is asking immediate neighbours to accept a major change in their lives (and that they are unlikely to do so willingly), I also feel that this kind of mixed use development within our community would be a benefit to both our community and the city.

Therefore I would like to use this letter to express my support and that of my husband, Will, for the Land Use redesignation of Southwood Corner.

Sincerely,

Rosemarie Ratliffe

102 Snowdon Cres SW

Calgary AB

City of Calgary
c/o City Clerks Office
publicsubmissions@calgary.ca

December 13, 2018

Your Worship

The following letter is in response to the land use amendment application **LOC2017-0255**. This letter has been written on behalf of the Southwood Community Association.

For this application, the Southwood Community Association (SWCA) will be opposing both the increase in allowable height to 24m and increase in allowable floor area ratio to 2.0.

A vote was held on January 22, 2018 to determine the position the Community Association would take on this application. The SWCA opted to go in this direction due to the number of community members that were upset by the plans that had been presented. A general meeting was held, which allowed registered association members the opportunity to vote on this application. The results are shown in the table below.

Total votes: 87 (1 vote spoiled)	
74% oppose the increase in height	26% support the increase in height
66% oppose the increase in FAR	34% support the increase in FAR
Voter turnout (based on 159 households with SWCA memberships): 55%	

Regards,



Becky Poschmann, BCD, BA
Director of Development
Southwood Community Association

From: Noemi Moravec <nmoravec@shaw.ca>
Sent: Monday, December 17, 2018 8:12 PM
To: Public Submissions
Subject: [EXT] Southwood Corner re-development LOC2017-0255

To whom it may concern,

This is regarding the Southwood Corner re-development # LOC2017-0255

My husband and I live directly behind the Southwood Corner mall. We are opposed to any re-development for the mall.

First of all, We are concerned about the shading that will take place. I have spent hundreds of dollars to make the back yard beautiful, and now there will be much less sunshine, and as you know , plants need the sun!

Secondly, the increase in traffic is a concern as well. As it is now, it is difficult to turn left from Southhampton Drive. I can't imagine how bad it will get when there are more people trying to get out of the Mall (and apartments) . It will be impossible.

It is a nice area we reside in, and we don't need more housing, especially apartments. Please leave our neighborhood as it is. Thank you!

Sincerely

The Moravecs

From: Rick Vigrass <rvigrass2@gmail.com>
Sent: Saturday, December 29, 2018 3:55 PM
To: Public Submissions; Ward11 - Marina Mason
Subject: [EXT] Re: Land Use Redesignation LOC2017-0255 - Southwood Corner

I am resending this as apparently anything sent at the wrong time doesn't exist. Please read it before you make a decision.

On Sat, 8 Dec 2018 at 07:53, Rick Vigrass <rvigrass2@gmail.com> wrote:

I am not opposed to well thought out development on this site. But this application is not well thought out and I am opposed to the proposed amended change to the land use designation. While the amended proposal pays some attention to the sensitive buffers on the south and west sides of the site, it doesn't go anywhere near far enough to provide an acceptable transition between the proposed development and the low density RC-1 residential homes of the members of the Southwood Community Association. The application constitutes poor urban planning and will result in a deterioration of the City of Calgary's living environment. The citizens of Calgary do not stand for that. Please vote to not approve this application in its current amended state as it is not well thought out and ask the applicant to improve their application to the highest level of urban planning possible.

Rick Vigrass. P.Eng.
31 Sydney Drive SW T2W 0S7
403-264-3013

From: Kirk N. R. Graham <kirk@grahamdecisions.com>
Sent: Saturday, December 29, 2018 4:11 PM
To: Public Submissions
Subject: [EXT] LOC2017-0255

file number
LOC2017-0255

Build it. Improve density. 8 stories or lower. fast charge EV plugins for cars. residential + office + retail.

December 29, 2018

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Mayor Nenshi and Councillors

Re: Land Use Redesignation LOC2017-0255 - Southwood Corner

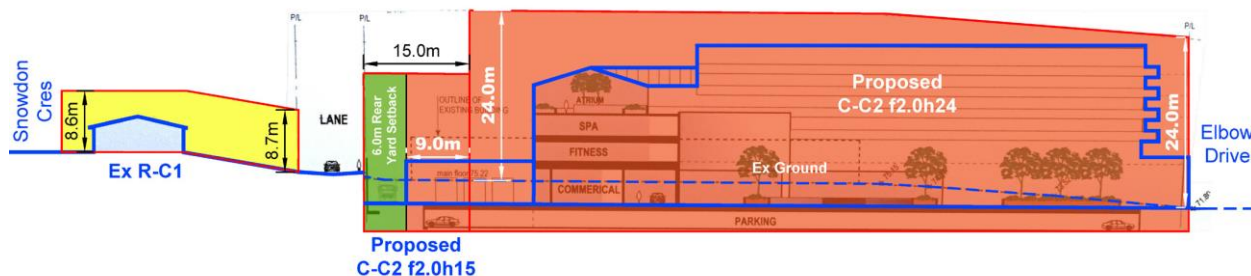
While a few Southwood residents would rather not see any development occur at Southwood Corner the majority understand that redevelopment of the site is inevitable and even required in the revitalization of our mature neighbourhood. Having said this, it is imperative that the scale of redevelopment be respectful of the existing neighbourhood and residents.

With the involvement of the Southwood Community Association we have met with the developer on three occasions to review the proposed re-development. We had hoped for an engagement session that we could discuss what the proposed development could be. However when we met we were told what they would be building. At the first meeting Sable Development presented a concept of a partial build out of the site with a proposed development over the existing retail component which would have comprised of 8 stories as well as a four storey parkade. This development would be located 9.1 meters (30 feet) from the adjacent home owners.

The second concept had shown the full build out of the site which is enormous with residential/commercial 6 storey buildings and a underground parkade for 750 vehicles. Although it is helpful to see the full build out it also reflects how large the development could be if this proposed land use redesignation is approved. This would be out of scale for the Southwood neighbourhood.

The Developer has now provided two concepts, however they are only concepts and can change as noted above. Accordingly I have the following concerns:

- The proposed FAR 2 will allow the developer to build a complex that would be **6.25 times larger than the existing Shopping Centre**. This will increase the square footage from 116,250 sq. ft. to 751,300 sq.ft. **The proposed development would be 2.5 times larger than North Hill Shopping Centre.**
- Density and community character: My concern is that the density and scale of the proposed development is too large given the low-density residential context of the site.
- Height: Although the developer did split the proposed land use redesignation which reduced the height to 15 meters - 49 feet from the west and south property lines the remainder of the project will be the same height of 24 meters. The following elevation drawing that Brooke Dillon (resident) had prepared for us provides a visual view of the setbacks on the west side of the site.



(2)

- Transition: Regardless of either concept there is no transition along the west side of the project between the proposed development and the low-density residential.
- Setbacks: My concern is that the current building does not meet the setbacks of the existing land use district. A C-C2 Land Use simply does not provide enough rules or regulations to guarantee proper step backs or proper scale, it does not require underground parking (as other land uses do) or that this will even be a mixed use site. *Residential dwelling units are a discretionary use within the C-C2 Land Use*.
- Privacy (related to building height): It is also a concern with overlooking from the future buildings onto adjacent lands and into the windows of houses. This could still be a concern if the land use redesignation is approved as the developer could still build to the maximum height of 24 meters (79 feet) and 15 meters (49 feet) from the property line.
- Shadowing (related to building height): Tall buildings will cast shadows onto adjacent properties. This will depend if the developer actually builds a project that is anchored on the north east corner of the site. If not then the same concerns would exist as noted in the previous point.
- Property values (related to the building density and height): My concern with the development of tall buildings and density of the project will reduce the value of adjacent properties. This has been confirmed by two senior realtors, one who lost 20% of the value of her own home due to a development of a similar nature in her neighbourhood. I have also consulted with a residential and commercial appraisers who at the time did not have any comparables with project of this magnitude right beside low density residential. In the opinion of the residential appraiser, he thought that this project would definitely reflect negative values for the adjacent homes.
- Intended use for Seniors housing: Although the developer stated that his intent was to have the residential component of this project as a seniors-only apartment. This is unenforceable and the future development will eventually cater to other demographics. Chris Wolfe, File Manager has stated on many occasions that the City of Calgary would only consider the residential component as dwelling units, which are discretionary under the C-C2 land use, and that the City could not enforce the use for Seniors. Yet the developer still promises the residential component as a Seniors facility.
- Traffic and parking: Concern about site access and impacts to traffic flows on adjacent streets. Parking on the site and on adjacent streets is also a concern. To alleviate the parking issues the developer has proposed increasing the parking on the lot from 285 stalls to possibly 936 stalls that would accommodate the project. The surface parking will be 266 surface stalls with 670 underground stalls.

Again this may address the parking issues but it will increase the traffic and noise at all hours of the day and night. In addition the developer could revert back to the original concept of a above ground 4 storey parkade.

- Pedestrian safety: An increase in local traffic will negatively affect pedestrian safety at nearby intersections. The developer has stated that they would install a light at Elbow Drive and Southhampton prior to the completion of the construction. Again this is only a concept and may or may not be completed.
- Noise: With more development on the site it will increase the ambient noise levels in the area due to deliveries, waste collection and a general increase in activity on-site.

(3)

On January 22, 2018 the Southwood residents voted on the proposed land use redesignation at the Southwood Community Association. The outcome was as follows:

There were 87 votes (and one spoiled vote)

Increase Height:	Support 26%	Oppose 74%
Increase FAR:	Support 34%	Oppose 66%

Another concern is the future Developments in our Area: The following are projects that I am aware of that will be expanded or developed in the near future and the roads that will be affected:

1. Anderson TOD (consists of residential, retail and office space, including Southcentre Mall, Willow Park and Anderson Station area)
(Anderson Road, Macleod Trail and Elbow Drive)
2. Oakridge / Co op Development
(Southland Drive)
3. Glenmore Landing
(14th Street , Southland and Heritage Drive)
4. Heritage Station – Residential
(Horton Road, Heritage Drive and Southland Drive)
5. Heritage Station - Commercial
(Horton Road, Heritage Drive and Southland Drive)
6. Southland Crossing
(Southland Drive and Macleod Trail)
7. Macleod Trail Retail
(Macleod Trail, Southland Drive)
8. Heritage Drive and Haddon Road
(Heritage Drive and Haddon Road)
(Development that was considered for the Kerby Centre - now unknown)
9. (Market on MacLeod) Trico -
Multi-Residential, Office, Retail, Consumer Service,
(Heritage and Macleod)
10. Southwood Corner
(Southland Drive and Elbow Drive)

The estimated residential units for the above projects - 12,000 units

The estimated commercial square footage - 1,700,000 sq. ft.

Has the City prepared an area plan for the above quadrant prior to approving the individual land use redesignations / developments and are the above factored in to the TIA. My concern is that when a new project has come forward such as Southwood Corner the above is not considered in the TIA.

In closing this is about Land Use (not pretty pictures) and how it will leave the community open to an over sized development with no guarantees on how it will be developed or by whom if the developer chooses to flip the property. Accordingly I respectfully request that you will reject the proposed land use redesignation in its present form. I believe that a reduced height and FAR along with more thought to a development that is in scale with the Southwood neighbourhood would provide a project that we can enjoy for many years to come.

Sincerely,

Pat Befus
Resident of Southwood for 36 years
#20 Snowdon Cres. S.W.
403-259-3383 (bus)

From: Lana Moskaluk <lanamoskaluk@gmail.com>
Sent: Thursday, January 03, 2019 12:32 PM
To: Public Submissions
Cc: ward11@calary.ca
Subject: [EXT] LOC2017-0255

Hello

We are a residents of Southwood community and we fully support this development. There needs to be a change in density in the community and revitalizing this mall is a good first step. If it was in the middle of the community I might view the height differently but it's on the edge and makes a perfect location for the development bordered by Southland and Elbow Drive. Blocking of sun, which I hear as feedback for denying approval is no different than the 40 feet Evergreens that folks have in their yards and is not a valid point and shouldn't be taken into consideration.

Lana and Ed Moskaluk

From: emily.m.gruber@gmail.com
Sent: Thursday, January 03, 2019 2:50 PM
To: Public Submissions
Subject: January 14, <web submission> LOC2017-0255

January 3, 2019

Application: LOC2017-0255

Submitted by: Emily Gruber

Contact Information

Address: 1408 109 Ave SW, Calgary, AB

Phone: (555) 555-5555

Email: emily.m.gruber@gmail.com

Feedback:

I am a homeowner in Southwood and frequently make use of the services at this location. I strongly support the redesignation application and would strongly support further development in this area as well. Redevelopment of pre-existing centers revitalizes local areas and creates more vibrant, dynamic communities and expands services that are easily accessible to residents! This is a location that is ideal for redevelopment and in line with Calgary's Municipal Development Plan due to its close proximity to major roadways and walking distance to the LRT. Thank you and I'm excited for new improvements coming to Southwood!

From: Jeff Ovis <jeff.ovis@gmail.com>
Sent: Friday, January 04, 2019 11:20 AM
To: Public Submissions; Ward11 - Marina Mason
Subject: [EXT] Land Use Re-designation LOC2017-0255 - Southwood Corner

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Mayor Nenshi and Councillors,

I am writing regarding the development proposal for the Southwood Corner LOC 2017-0255. Our family has been a resident of the Southwood community for 25 years. We have made Southwood our home and hope to enjoy this for many years to come. After reviewing the development proposal, we have several concerns:

1. The addition of the 4 storeys above the existing commercial center and a new 3-4 storeys parkade, will create additional congestion on Elbow Dr. and Southampton Dr.
2. After adding two 8 storey buildings at the NE corner (in the place of the current BMO location), the congestion will increase further.
3. The Southwood Corner shopping center is busy now, but after the additional residential development, the parking spaces will be limited and the whole community feel will be lost.
4. We are concerned with the increased traffic at the intersection of Southampton Dr. and Elbow Dr., close to the Southwood Corner. There are times of the day, when taking a left-hand turn takes a long time. After the development, the traffic situation will worsen.
5. There is a problem with the jay-walking now, but after adding so many new residents to the Southwood Corner, we are afraid that the jay-walking will increase due to the proximity to the Southland LRT station. This is the safety concern.
6. The proposed senior housing development is not guaranteed to be for seniors. There are no bylaws enforcing that and the development will be considered as Dwelling Units which can be rented to anybody.

We are not against the development in the community, the south part of the Southwood has many condos and multifamily buildings but we believe the extensive plans for the Southwood Corner re-development would decrease the quality of life for the current residents to profit the developer. We believe the land use re-designation of Southwood Corner should be rejected and if accepted, only with major limitation to the height and FAR (floor area ratio).

Thank you for reviewing our concerns.

Sincerely,

Jeff and Audrey Ovis
Southwood Community Residents
94 Snowdon Crescent SW
403-253-8271

--

Jeff

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Dear Mayor and Councillors

RE: Land Use Redesignation LOC2017-0255 – Southwood Corner

- Does not match the design of existing structures in the neighbourhood – Low density residential
- Neighbourhood single family R-C1 dwellings – we did not choose to live next to an apartment building or Major Activity Centre
- Proposed height does not match community character

A member of the Moffatt Family has been living at our current location of 28 Snowden Cres. SW since 1967. Over the years, we have seen many changes to the adjacent commercial development with most of them having a positive affect on the community of Southwood. There have been numerous owners/developers of the property, with some of them conscious and sympathetic of the affects their development has on adjacent homeowners, while others have turned a deaf ear to the concerns of the neighbourhood. The most recent owners of the property have done nothing to address the noise emanating from the roof top units, nor have they installed outside lighting that should illuminate their outside ground areas, as opposed to the existing lighting that shines outward, into the yards and homes of adjacent homeowners. The current proposed Land Use Redesignation has **NOTHING** positive to add to the community and in particular, our adjacent property.

The proposed re-designation for land use will provide for an additional 19 metres being added to the existing structure, resulting in our family never again seeing a sunrise from our kitchen, bathroom and master bedroom windows, back yard, or deck. We will also lose our privacy, as we will have people able to look directly across or down into our backyard and also into our home, through the windows mentioned above. Our backyard will spend the morning hours in shade, with no direct sunlight.

Arguably, our property value will drop by at least \$50,000.00. What is the value of the loss of sunlight into our yard and home? Who will be responsible to cover us for these losses?

When this property was purchased, we were aware that future development could result in an additional 9.281 metres being added to the existing structure. The developer intends to add an additional 9 metres to the height restriction currently in place. Put simply, this structure is currently 19' high, and restricted to 49'. Re-designation would result in the structure being 79' high.

The intent of the application is for "Senior's Housing" – this is nothing more than a "feel good", "socially responsible" tagline that is designed to curry favour for support of the application. It is against the law to designate housing based on age, as it is discriminatory. Not to mention that if enough seniors do not choose to live in the building – it will be rented to whoever applies. This parcel of land is NOT within the TOD as the developer contends. The fact is, the TOD *approaches* ONLY the NE corner, at the intersection of Elbow Drive and Southland Drive.

If the proposal was to increase the height of the building and density of the structure on the NE corner of the lot where BMO currently is, there wouldn't be quite so much opposition. That area of the lot is

NOT adjacent to single family homes, would not invade individual privacy as much, and would not block out the sun rise.

We are not against redevelopment of the site, but we desire it to be undertaken in a manner that is respectful of the surrounding neighbours, be sensitive to the surrounding context and appropriate in scale to the neighbourhood.

We would like to think that these comments will be seriously considered when reviewing this application, but our experience has been that the “little people” (taxpayers, voters, citizens, residents) really don’t have a say in the matter. We dare you to prove us wrong.

With a heavy heart, and now seriously considering to leave Calgary for a more resident friendly government and administration.

Neil and Teraca Moffatt
28 Snowdon Cres. SW

From: David Donovan <depend@shaw.ca>
Sent: Saturday, January 05, 2019 5:55 PM
To: Public Submissions
Cc: Ward11 - Marina Mason
Subject: [EXT] Land Use Redesignation LOC2017-0255 - Southwood Corner

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Mayor Nenshi and Councillors

Re: Land Use Redesignation LOC2017-0255 - Southwood Corner

The application for this land use re-designation has gone through some changes clearly indicating that a lack of candor has been at work from the beginning to make the process of consultation with the community of Southwood a mere formality.

None of the major objections, i.e. impact on infrastructure, road access, parking, future needs for changes to Elbow Drive, and most importantly the impact on the existing development and facilities which presently suit the needs of our community perfectly well, none of these concerns or many others have been addressed in a serious manner. The Community Association also appears to have ill- served its membership and all other residents of Southwood in presenting their views and objections to the City.

There is no evidence of any benefit to the homeowners of Southwood, who have maintained this community and carried the burden of property taxes for many years, expected to arise from the proposed development. Not economical benefits, not any life improving or convenience enhancement benefit, surely not traffic benefits for the citizens of Southwood. Frankly, we cannot see the benefit to the City other than an increase in the tax base at the expense of the well-being of tax paying home owners and renters of the community. What we have now in the strip mall has been recently renovated and suits us fine. We are asking you to reject the application and not change the original zoning of the commercial existing site.

Thank you for considering our requirements and hoping that you will protect our interests as elected officials, we remain,

Yours sincerely,

David and Diana Donovan of 39, Snowdon Crescent S.W.



Southwood Corner

Land Use Redesignation
LOC2017-0255

Response to Detailed Team Review

Prepared for
SOUTHWOOD HOME OWNERS COMMITTEE
COMMUNITY OF SOUTHWOOD

Prepared by
BROOKE DILLON
75 Snowdon Crescent SW | Calgary, AB T2W 0S4

January 3, 2019

THIS PAGE LEFT INTENTIONALLY BLANK FOR PRINTING PURPOSES

Brooke Dillon

75 Snowdon Crescent SW
Calgary, AB T2W 0S4
403 703 5342 | brooked@shaw.ca

Dear Mayor Nenshi and Councillors:

January 3, 2019

NAHEED NENSHI
Councillors Office (8001)

City of Calgary
PO Box 2100, Station 'M'
Calgary, AB T2P 2M5

**RE: LAND USE REDESIGNATION
LOC2017-0255
(10119 & 10233 ELBOW DRIVE SW)**

CC:

Jeromy Farkas
Ward Sutherland
Joe Magliocca
Jyoti Gondek
Sean Chu
George Chahal
Druh Farrell
Evan Woolley
Gian-Carlo Carra
Ray Jones
Shane Keating
Diane Colley-Urquhart
Peter Demong
Ian Cope

My neighbours and I have been closely following the review of LOC2017-0255, the proposed land use redesignation for Southwood Corner. We received Chris Wolfe's Detailed Team Review (DTR) on March 28, 2018, and I wanted to take the time to discuss several concerns that my neighbours and I have with the proposed Land Use and the DTR. I have attached a copy of the DTR and the Southwood Community Association's letter opposing the approval of this Land Use Redesignation in the appendix at the end of this report for your reference.

The following points are addressed in detail in the body of the letter and speak mainly to the proposed land use district itself, the lack of policy and direction given the absence of a Local Area Plan, and the overall suitability of the level of intensity proposed given the immediate context as described by the following four items:

1. There is no Local Area Plan to provide any site specific guidance in terms of use, intensity, site design or future detailed design.
2. The site is not identified by the MDP as an area intended for strategic growth; it is not an activity centre, main street or defined retail centre.
3. The land use proposed, C-C2 f2.0h24/C-C2 f2.0h15 (from C-C2 f0.32h15) does not provide any reasonable stepbacks or building height transitions that would typically be enforced for mixed-use or commercial development in such close proximity to low density residential development.
4. The Floor Area Ratio (FAR) and Building Height proposed is not consistent, complimentary or compatible to the surrounding development pattern. An appropriate conceptual design (tied to Land Use), including possible building placement, overlooking, shadowing and privacy concerns, should be considered at this stage. Buildings (~24m in height) should not be allowed across the site but rather prescribed in certain locations to mitigate the impact they would have on the surrounding community as recommended by the Developed Areas Guidebook (DAGB) on page 24 which states Community Building Blocks should aim to *"Integrate development with adjacent residential areas by ensuring appropriate transition in building height, scale, and intensity of uses."* In an attempt to placate resident's concerns, a 15m wide strip of 15m Height (C-C2 f2.0 h15m) has now been provided along the west and south side of the parcel, a reduction from the previous 24m blanket height, but this small section of land does not properly provide adequate stepbacks on buildings heights. Within this 15m wide area, 6.0m would be required for the Rear and Side Yard Setbacks, leaving only 9m of transition from the single family homes to the 24m proposed development.

Many of us are not against redevelopment of the site but we desire it to be undertaken in a manner that is respectful of the surrounding neighbours, be sensitive to the surrounding context and appropriate in scale to the neighbourhood. In this regard, appropriate guidance needs to be exhibited through the Land Use Bylaw amendment and/or through the establishment of a Local Area Plan where a mix of uses (max allowed non-residential uses), stepbacks of buildings and intensities can be established with enforceable policies. An FAR of 1.28 and height of 20m would be more appropriate and more suitable within the context of the surrounding neighbourhood.

We ask that City Councillors review our concerns ahead of the upcoming Public Hearing on January 14, 2019, evaluate the scale of the proposed development and how it will impact the community of Southwood, and whether setting this sort of oversized, excessive precedence, without proper transitions, directly adjacent to single family homes is appropriate for the City of Calgary as a whole.

SOUTHWOOD HOME OWNERS COMMITTEE***Land Use Redesignation LOC2017-0255
Response to Development Team Review (DTR)*****JANUARY 3, 2019**

Section 01	BACKGROUND	05
Section 02	POLICY FRAMEWORK: MUNICIPAL DEVELOPMENT PLAN (MDP)	06
Section 03	DEVELOPED AREAS GUIDEBOOK: LACK OF LOCAL AREA PLAN	07
Section 04	RETAIL CATEGORIES (MDP)	08
Section 05	REGIONAL RETAIL SITE COMPARISON	09
Section 06	PROPOSED LAND USE: C-C2 F2.0H24 / C-C2 F2.0H15	12
Section 07	NEIGHBOURHOOD ACTIVITY CENTRE (NAC)	17
Section 08	ADDITIONAL POLICY, PLANNING TOOLS, AND ALTERNATIVES	18
Section 09	PUBLIC ENGAGEMENT	19
Section 10	CONCLUSION	20
Section 11	APPENDIX	21

01 BACKGROUND

Southwood Corner is located within the Community of Southwood at Southland Drive SW, Elbow Drive SW and Southampton Drive SW with a rear lane backing on to single family R-C1 dwellings. Southwood is located within the City of Calgary’s Developed Areas and the majority of land uses directly surrounding Southwood Corner are designated as R-C1 (Residential – Contextual One Dwelling).

This application seeks to redesignate a 3.62 ha (8.96 ac) (Titles 161 252 270+1 & 161 252 270) parcel of land located at 10119 & 10233 Elbow Drive SW known as “Southwood Corner”.

The parcel is currently designated as Commercial – Community 2 f0.32h15 (C-C2 f0.32h15) and the developer, Sable Developments Inc. (Sable), is seeking a redesignation to Commercial – Community 2 f2.0h24 / f2.0h15 (C-C2 f2.0h24 / C-C2 f2.0h15). This application would increase the allowable floor area ratio (FAR) from 0.32 - 11,600 sqm (124 861 sq ft) to an FAR of 2.0 - 72,519 sqm (780,588 sq ft) and increase the allowable height from 15.0m (4 to 5 storeys) to a combination of 24.0m (7 to 8 storeys) and 15.0m (4 storeys).

EXISTING LAND USE	PROPOSED LAND USE
<ul style="list-style-type: none">• FAR 0.32	<ul style="list-style-type: none">• FAR 2.0
<ul style="list-style-type: none">• Use Area: 11, 603 sq m (124 894 sq ft)	<ul style="list-style-type: none">• Use Area: 72,519 sq m (780,588 sq ft)
<ul style="list-style-type: none">• Building Height: 15.0 m (4 to 5 storeys)	<ul style="list-style-type: none">• Building Height: 24.0 m (7 to 8 storeys) & 15.0 m (4 to 5 Storeys)



FIGURE 1: EXISTING LAND USE

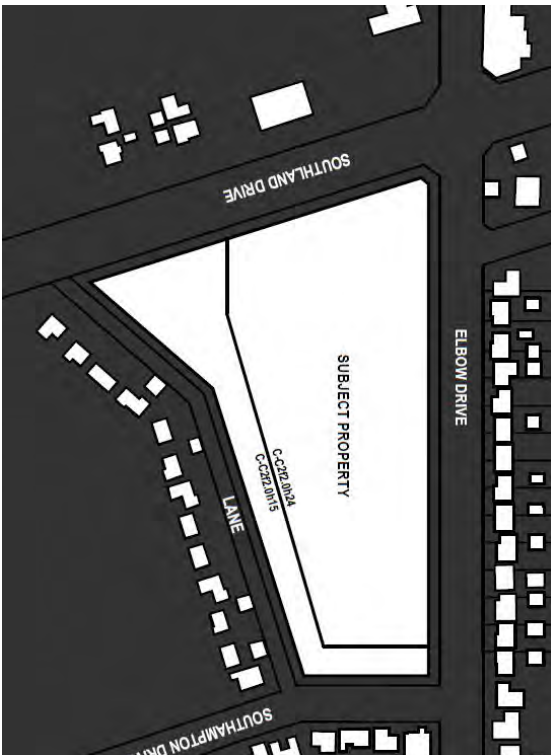


FIGURE 2: PROPOSED LAND USE

02 POLICY FRAMEWORK: MUNICIPAL DEVELOPMENT PLAN (MDP)

The MDP identifies Southwood Corner to be located within the Residential Developed– Established Area and **does not** identify Southland Drive SW, Elbow Drive SW or Southampton Drive SW within the Community of Southwood as a Major Activity Centre (MAC), Community Activity Centre (CAC), Neighbourhood Activity Center (NAC), Urban Main Street or Neighbourhood Main Street.

In Part 3 of the MDP (Typologies for Calgary's future urban structure) the General - Developed Residential Area Policies states *"Recognize the predominately low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood."* and that *"Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements: appropriate transitions between adjacent areas"* and *"for multi-family housing, encourage parking that is well integrated into the residential environment."*

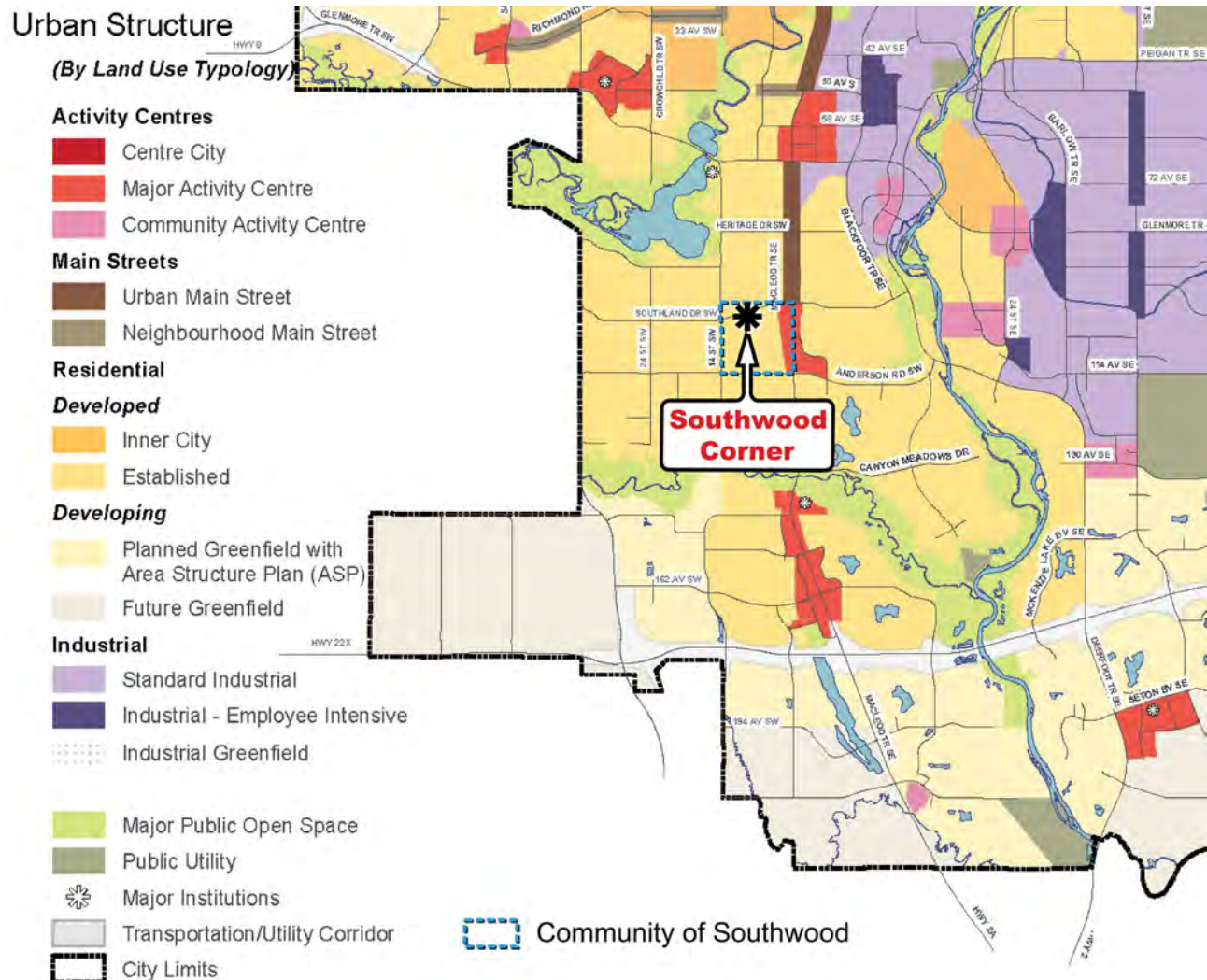


FIGURE 3: MUNICIPAL DEVELOPMENT PLAN - MAP URBAN STRUCTURE

03 DEVELOPED AREAS GUIDEBOOK (DAGB): LACK OF LOCAL AREA PLAN

As there is no Local Area Plan for these lands, this site is devoid of site specific direction in terms of land use or future (re)development. The MDP is the only statutory document along with the DAGB to provide any guidance to inform the proposed land use redesignation.

Based on the proposed FAR and building heights:

- The type of development proposed is characteristic of the Community Centre (6-10 storeys) typology.
- **This is the second most intense building block described in the DAGB with a wide range and combination of uses that is meant to include:**

i. Higher concentration of non-residential uses, including institutional

ii. High density Commercial and Residential uses at 6+ storeys in height.



FIGURE 4: DESIRABLE COMMUNITY FRAMEWORK - BUILDING BLOCKS



FIGURE 5: INCONSISTENT TYPOLOGY - SINGLE FAMILY (R-C1) DIRECTLY ADJACENT TO COMMUNITY - CENTRE (6-10 STOREY) BUILDING BLOCK

Furthermore, the type of development proposed does not follow good planning principles related to sensitive and contextual massing, heights, or the provision of underground parking and improvements to the public realm. The proposed development is completely out of scale with the existing character of the neighbourhood.

Either a Local Area Plan, a Master Concept Plan (tied to Land Use), Form Based Code within a Direct Control District, or Land Use tied to Development Permit plans should be considered.

The Community - Centre typology is inconsistent with the existing uses within Southwood which are predominantly single family residential (R-C1) with limited low intensity (1 storey) commercial areas (capped at 0.32FAR). The proposed redesignation is essentially inserting the same intensity as an Activity Centre / Growth Area into an existing community commercial development without any strategic considerations or formative evaluation of planning considerations that would go into identifying areas of growth within a Local Area Plan.

Southwood Corner's location makes it the ideal site to become an active and vibrant community hub. We only have one opportunity of this size, perfectly placed, within Southwood, which means we need to get it right. The grossly inappropriate proposed redesignation is simply not "good enough" for our community. We deserve to have a properly planned and well thought out development. What we plan now will affect generations of Southwood residents for decades to come as this development is the first impression anyone coming to our community will have. Messing up this site leaves no other opportunities within the community to create something unique.

We must be concerned about site design at the Land Use stage to ensure the highest quality and best possible site use and to avoid any potential land flipping. With no policy in place (which would provide additional contextual guidelines for development), there is concern about the ability to enforce/adhere current and any future development to the comments stated in the DTR and to good planning principles.

"Great buildings, streets and public places are essential to achieving active, accessible and vibrant neighbourhood areas. Together, these elements support an attractive, diverse and safe public realm. They promote an active and vital street life and resilience in communities" (DAGB Section 4.0 Urban Design)

04 RETAIL CATEGORIES (MDP)

Part 4 of the MDP (Specific Use Policies) includes a section on Retail Categories. Based on the approximate size and allowable use area, the Land Use Redesignation of Southwood Corner would reclassify the site from an existing Community sized commercial centre to a Regional Centre. **Is this an appropriate location for a power centre?**

- With the proposed increase to 2.0 FAR (72,519 sqm), Southwood Corner's Retail Centre Category would **move to the second largest category available within the MDP: Regional Retail 1 (46,500 to 93,000 sqm).**

Retail Centre Category	Approximate Size (sq. m.)	Location Criteria	Suggested Proportion of Retail in Sector (percent)
Super Regional Retail	Larger than 93,000	Key city gateway locations	20
Regional Retail 1	46,500 to 93,000	Serving a retail sector	20
Regional Retail 2	9,300 to 46,500	Serving a retail sector	5
Community Retail 1	Approx. 9,300	Serving multiple communities	20
Community Retail 2	Less than 9,300	Serving one or more communities	20
Neighbourhood Retail	Less than 1,900	Serving a sub-area of a community	15

Table 4-1: Framework for retail categories

FIGURE 6: FRAMEWORK FOR RETAIL CENTRE CATEGORIES

1. Part Four of the MDP (Specific Use Policies) indicates other shopping district areas which are considered in the same category (Regional Retail 1) as the proposed Southwood Corner 2.0 FAR redesignation.

- These include Market Mall, Signal Hill Centre, Crowfoot Crossing, Dalhousie Station Shopping Centre, Country Hills Town Centre, Beacon Hill Shopping Centre and North Hill Centre.

Is this location appropriate for a development in the same categories as the previously listed?

05 REGIONAL RETAIL SITE COMPARISON

DTR comment (DTR pg 2) states *“Sections 3.5.1.a and 3.5.3.a both speak to moderate/modest intensification of established areas. These are policies that apply to the community level as a whole, so it is not appropriate to apply them in the evaluation of an individual site.”*and;

“Sections 3.5.1.a and 3.5.3.c speak to “intensification in a form and nature that respects the scale and character of the neighbourhood” and “appropriate densities”. This is where the general nature of the policies in the Municipal Development Plan is problematic, because what respects scale and character and what density is appropriate is somewhat subjective.”

- It is hard to comprehend how a retail centre of this size and category (Regional Retail 1) could be dropped directly into the middle of a single family R-C1 district and be considered *“intensification in a form and nature that respects the scale and character of the neighbourhood.”*
- It is also hard to comprehend how a retail centre of this size and category (Regional Retail 1) could be considered a *“moderate/modest intensification”*; regardless of whether the DTR team considers *“scale and character and what density is appropriate”* to be *“somewhat subjective”*

1. Southwood Corner is located within the Central South Retail Sector. Part Four (4.1 Retail) of the MDP indicates that *“within each of the nine retail sectors, the distribution between Regional and Local retail should be approximately 45 per cent of Regional and 55 per cent Local within each of the nine retail sectors”*.

The Central South Retail Sector already has a disproportionate amount of existing Regional Retail Areas.

Existing Regional Retail within the Central South Retail Sector:

- South Centre Mall (Super Regional Retail – TOD Area)
- Chinook Centre (Super Regional Retail)
- Deerfoot Meadows (Super Regional Retail)
- Future Heritage Station (Strategic Group) (Super Regional Retail)
- Future T'suut'ina Crossing (Super Regional Retail)
- Future T'suut'ina Exchange (Super Regional Retail or Regional Retail 1)
- Future Heritage Station TOD Development (Residential/Regional Retail 1 or 2)
- Heritage Station (Westcorp) (Regional Retail 2)
- Heritage professional Centre (Regional Retail 2 – TOD Area)
- Willow Park Village (Regional Retail 2 – TOD Area)
- Macleod Trail Retail (Major Activity Centre – TOD Area)
- Approved Anderson ARP (Future Super Regional Retail – TOD Area)
- Macleod Trail Centre (Regional Retail 2)
- Approved Oakridge Co-op (Regional Retail 2 – BRT Site)
- Glenmore Landing (Regional Retail 2 – BRT Site)
- Approved Southland Crossing (Regional Retail – within Major Activity Centre)

SITE COMPARISON: EXISTING NORTH HILL CENTRE (REGIONAL RETAIL 1)

- North Hill Centre **2.5 times smaller (existing sqft) than proposed Southwood Corner**
- Located within Inner City
- Wholly located within one TOD area and much of it located in a second TOD area
- Adjacent to SAIT/ACAD Campus (Major Institutions)
- Minutes from downtown Calgary
- MDP indicates North Hill Centre is located on an Urban Main Street (16 Ave NW)
- MDP indicates North Hill Centre is within a Community Activity Centre (CAC)

**FIGURE 7: NORTH HILL CENTRE**

SITE COMPARISON: SOUTHWOOD CORNER (PROPOSED REGIONAL RETAIL 1)

- Southwood Corner - **Proposed 6.25 times more FAR** than existing development.
- **2.5 times larger (proposed 72,519 sqm) than North Hill Centre**
- Located within the Established (Developed) Residential Area
- Only 1% of Southwood Corner is located within the Southland TOD Area
- 20 minutes from downtown Calgary
- MDP indicates **NO** Urban Main Street or Neighbourhood Main Street
- MDP indicates **NO** Major Activity Centre, Community Activity Center (CAC) or Neighbourhood Activity Centre (NAC)

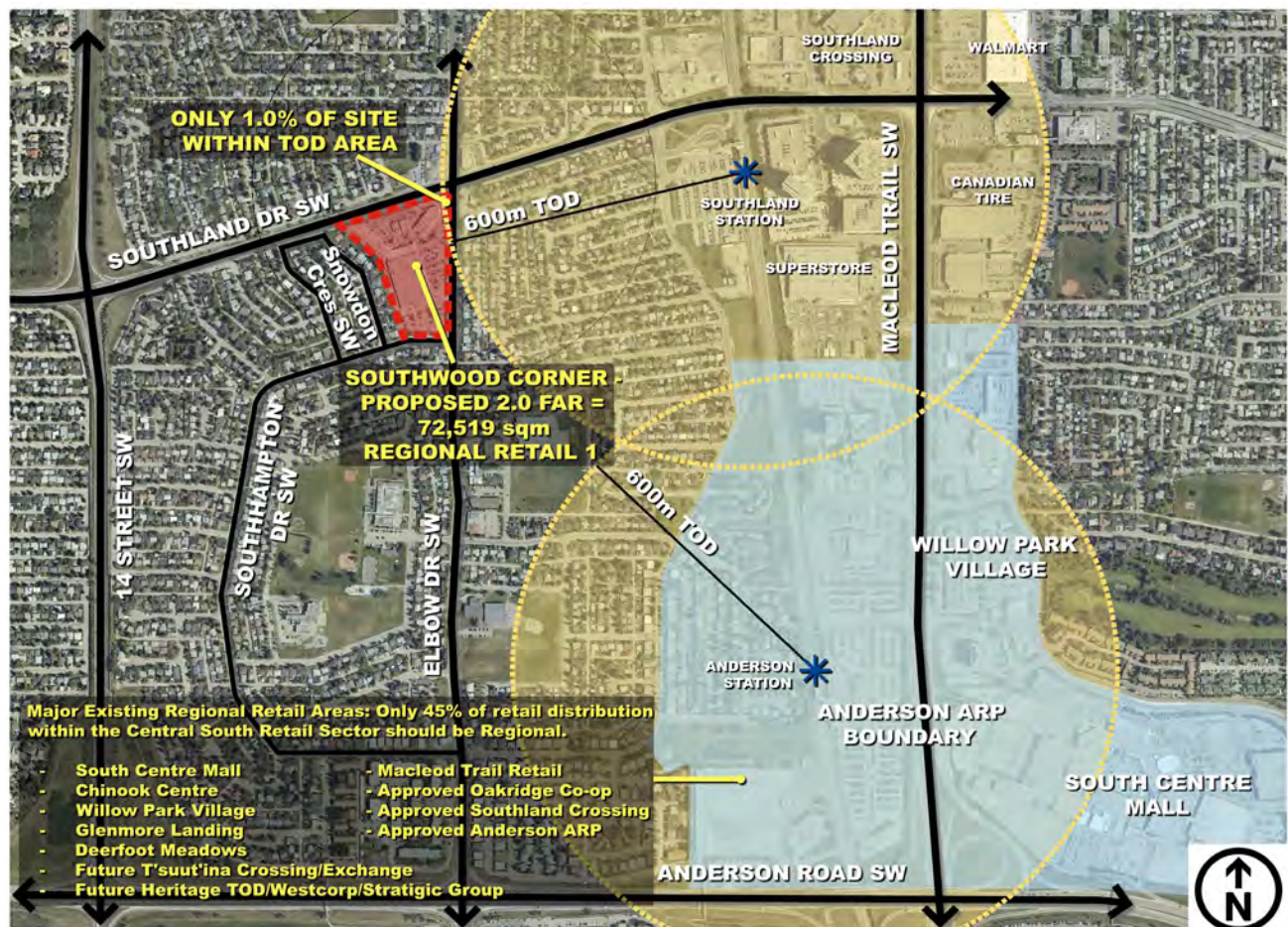


FIGURE 8: SOUTHWOOD CORNER

06 PROPOSED LAND USE: C-C2 f2.0h24 / C-C2 f2.0h15

The proposed land use district (C-C2) does not provide adequate rules on height transitions, stepbacks or massing. We do not consider C-C2 with the requested FAR (2.0) & building height (24m) to be an appropriate land use for the intended development.

MIXED USE AND PARKADE

1. DTR comment (DTR - pg 1) states: *"This application proposes the same base Land Use District as currently exists on the site, but with a higher height and more floor area ratio. While the application is to allow for more development area, it will also mean a wider variety of uses on the site. Typically the uses above the first storey of a commercial complex are either office or residential. A one-storey commercial complex with surface parking can only achieve about 0.3 FAR. This proposal will require structured parking and it is unlikely that additional retail uses will be developed on upper floors. This means that future development will most likely be providing residential development."*

- Under the C-C2 land use **Dwelling Units are discretionary**. There is no guarantee or way to enforce a Mixed Use Development on a C-C2 land use.
- Due to lack of a Local Plan, a Master Site Plan, or Form Based Code within a DC District, once approved, the C-C2 f2.0h24/C-C2 f2.0h15 **could be developed strictly as a commercial and office development, regardless of the "likelihood"** of a residential development as stated in the DTR comments. The word **"likely"** by city staff is not a guarantee and is shortsighted.
- **No requirements for below-grade parking in a C-C2 land use**. While parking **is** an issue for the Development Permit stage, **it is irresponsible to increase the FAR 625% without considering the impacts** this would have on the site parking requirements.

PRELIMINARY CONCEPT PLAN

- An above-grade parkade option has been shown on preliminary concept plans provided by Sable. We understand these concepts are subject to change but **an above-grade parkade in a single-family community within the Developed Areas is unprecedented.**
- In Part 3 of the MDP (Typologies for Calgary's future urban structure) the General - Developed Residential Areas Policies states *"for multi-family housing, encourage parking that is well integrated into the residential environment."* **A four storey (12m) parkade at the main entrance into Southwood does not integrate "well" into the single family form of the neighbourhood.**
- The adjacent residents are greatly concerned about the lack of existing parking on the site and the possibility of a 3-4 storey above-grade parkade directly across from single family homes as was shown in some of the developer's renderings.

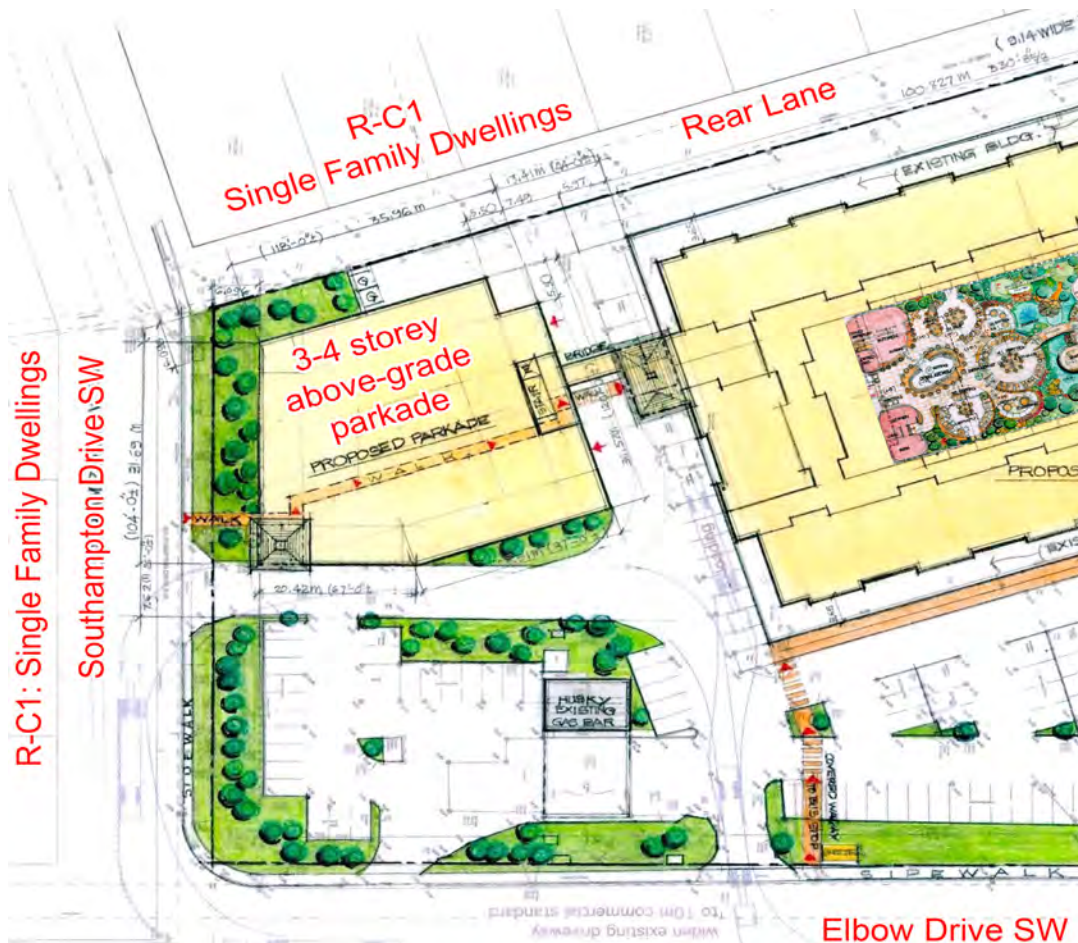


FIGURE 9: 3-4 STOREY (9-12M) ABOVE-GRADE PARKADE LOCATED IN THE SW CORNER OF SOUTHWOOD CORNER DIRECTLY ACROSS AND ADJACENT TO SINGLE FAMILY DWELLINGS (R-C1). CONCEPT ONLY, SUBJECT TO CHANGE (SABLE DEVELOPMENTS INC.)

- The location of the above-grade parkade in the SW corner of the site is poor Urban Planning practice as it will **provide no active frontage along Southampton Drive SW** and will essentially create a 32m long by 9-12m high wall along one of the main entrances into Southwood used by 1600+ residents daily. This creates a very unfriendly public/pedestrian realm and provides no human scale to the existing single family streetscape.
- Active Frontages (DAGB pg 26) ***“create a more vibrant and safer pedestrian environment and contribute to activity on the streets throughout the day and evening”. “In active frontage areas buildings are oriented to the street and promote activity and surveillance through at grade and frequent entries, outdoor seating and a high quality public realm.”***
- In this concept plan, even the fact that an **above-grade parkade is required to support the additional FAR shows** that this **site is being over developed** for the location and **is completely inappropriate and out of character for a single family community.**

REVISED PRELIMINARY CONCEPT PLAN

On September 13, 2018 Sable hosted a third open house where they revealed a revised concept plan which indicated a more comprehensive design and potential underground parking.

- C-C2 has no requirements for underground parking and as such there would be no requirements in future concepts or development plans to provide underground parking.
- The proposed 2.0 FAR does not respect good planning principles related to sensitive and contextual massing. **The proposed development is completely out of scale with the existing character of the neighbourhood.**



FIGURE 10: REVISED CONCEPT PLAN AND RENDERINGS - SHOWING THE SCALE OF THE PROPOSED CONCEPT. CONCEPT ONLY, SUBJECT TO CHANGE (SABLE DEVELOPMENTS INC.)

HEIGHT

2. DTR comments (DTR pg 3) state: ***"This application proposes to raise the allowable height from 4-5 storeys (15 m) to 7-8 storeys (24 m) – an increase of about three storeys"***

While this statement is technically true for the maximum height based on the land use (C-C2 f0.32h15 to C-C2 f2.0h24/15), in reality the expansive floor plate of the existing commercial buildings **maxes out the 0.32 FAR in several single storey buildings** (maximum height of existing buildings is 7.3m). If the floor plate of the existing buildings had been smaller, the 0.32 FAR could have accommodated a building up to 15m (4-5 storeys).

- There are no existing 24m storey buildings along Elbow Drive that aren't located within the Inner City, or located directly next to Glenmore Trail SW (Skeletal Road Classification). This sets a bad precedence for over-developing parcels directly next to single family dwellings in the Established Areas and is completely out of scale with the surrounding community.
- Modifying the height from 15m to 24m, along with the revised FAR, equates to a change from several 1 storey buildings (existing height 7.3m) to several potential 7-8 storey buildings (24m). **This is a change of 6-7 storeys, not simply 3 storeys as stated in the DTR, and results in a majority of the site increasing by 16.7m.**

TRANSITIONS

3. The C-C2 land use has no requirements for height transitions, setbacks or massing.

- The C-C2 land use does not require any height transition between the existing single family dwellings and the proposed development. Good planning practice allows for a transition between high density and low density by providing appropriate height and massing through policy or through a setback of land uses across a site. Medium density land uses are used between high density and low density to provide this transition.
- The proposed land use (C-C2 f2.0h15 / C-C2 f2.0h24) does provide a 15m buffer between the edge of the property and higher 24m development. Sable made this change to their proposed land use after residents indicated their concern about backing/fronting directly onto a potential 24m building.
- This 15m wide section of 15m height is seen by residents as a way of placating them. Within this 15m area, 6.0m would have been undevelopable regardless as these Rear and Side Yard Setbacks are required within the C-C2 Land Use. This leaves 9.0m wide area which can be developed to 15m in height. This is an insignificant amount over the entire development.
- This area seems to have been chosen for a reduced height of 15m simply because it did not encroach onto any significant part of the new concept plan shown by Sable in September 2018 and gives the appearance of working with the community regarding transitions between the single family dwellings and the 24m height across the remainder, and majority, of the site.
- **It does not provide any real height transitions, it simply pushes the 24m back by 9m**

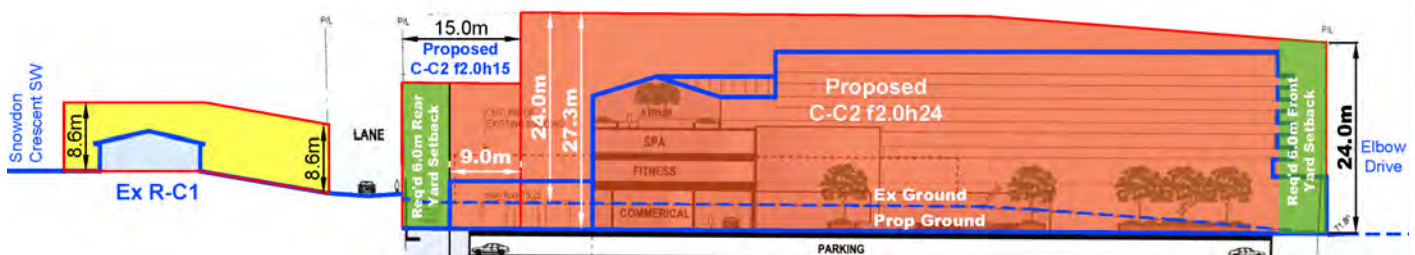


FIGURE 11: PROPOSED SPLIT LAND USE CROSS SECTION. CONCEPT ONLY, SUBJECT TO CHANGE (SABLE DEVELOPMENTS INC.)

- As it is proposed, Southwood Corner fits the Community – Centre Building Block which recommends: *“Upper storeys massed and stepped back to minimize the appearance of scale and reduce shadow impacts where appropriate.”*
- With the lack of additional policy in the area the adjacent neighbours are concerned that the above recommendation for the Community – Centre Building Block will not be followed as C-C2 has no requirement for massing or stepbacks. Without required stepbacks, shadowing and privacy become an issue for the single family dwellings which directly back or front onto the proposed 24m building height. This would result in a poorly designed site and greatly impact the overall feel of the community.
- The Anderson ARP, located within Southwood, states that they *“will create a transition between the existing neighbourhood and more intense development...”* and that they *“will provide a transition between the established communities of Southwood and Willow Park and higher density areas in closer proximity to Macleod Trail S. This building block will consist of three- to four-story residential buildings that may include row houses, townhouses and multi-residential buildings.”*
- The surrounding residents believes that the property owned by Sable should be held to the same design principles that the Anderson ARP and the rest of the City are required to follow.

SETBACKS

4. From the Division 1: General Rules for Commercial Land Use Districts (Land Use Bylaw 1P2007) it states *“693 (1) Unless otherwise referenced in a District, all setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the Development Authority, must be a soft surfaced landscaped area.”*

- A majority of the existing 6.0m front and side yards at Southwood Corner are softscaped (some areas less than 6.0m). The rear yard 6.0m setback is currently paved and used as a loading dock, providing no softscape buffer between the alley behind the rear yards of the single family dwellings and Southwood Corner.
- Portions of the existing building are only setback 1.0m from the rear property line with no softscaping. Previously grandfathered setback relaxations should and would be voided if the site was redeveloped.
- While we understand the proposed concept plan can and will change, it shows that three out of four of the required C-C2 setbacks have been ignored (as illustrated in blue on Figure 12). The Rear Yard Setback is currently shown as an asphalt drive aisle, not softscaped and buildings encroach into both side yard setbacks. *“Where the parcel shares a rear (or side) property line with a lane...or street, the rear (side) yard setback must have a minimum depth of 6.0 metres.”* and *“Where a setback area shares a property line with a...street (or lane), the setback area: (a) must be a soft surfaced landscaped area” (LUB 1P2007 767, 768, 769)*
- There is great concern from the surrounding residents that the developer may ask for relaxations to the rear and side yard setbacks (as shown in Figure 12) which would reduce the required landscaping that helps to act as a buffer between the low and high density uses. This would only compound the issue of appropriate transitions between single family dwellings and 24m heights. *“Unless otherwise referenced in subsections (2), (3) and (4), buildings must not be located in any setback area.” (LUB 1P2007 689)*
- While building placement is a Development Permit issue, there must be some consideration, given that the current 1.95FAR concept plan encroaches into three out of four required C-C2 setbacks.

- There is concern that if Sable **cannot provide a preliminary concept plan** which meets all setback and parking requirements within the required C-C2 Setbacks at only a 1.95FAR, not 2.0FAR as proposed, **without requiring relaxations, it is reasonable to consider that the site is being over developed for the location and is completely inappropriate and out of character for a single family community in the Established Area.** Therefore a Master Site Plan (tied to Land Use), a DC Bylaw (with Form based Code) or by requiring the Land Use to be tied to Development Permits it would guarantee the required C-C2 Setbacks would be adhered to and that the residents wouldn't have to worry about future setback relaxations.



FIGURE 12: ENCROACHMENTS INTO THE REAR AND SIDE YARD SETBACKS SHOWN IN PURPLE ON THE REVISED CONCEPT PLAN. CONCEPT ONLY, SUBJECT TO CHANGE (SABLE DEVELOPMENTS INC.)

07 NEIGHBOURHOOD ACTIVITY CENTRE (NAC)

Southwood Corner is not within a designated Neighbourhood Activity Centre (NAC). As there is no policy in place, NAC guidelines could not be enforced for this development and the proposed height and FAR increase are completely out of scale with the intent of a NAC.

1. DTR comment (DTR Pg 2) states: *"The area centered on Elbow Drive and Southland Drive SW may also be considered a Neighbourhood Activity Centre. As there is no Area Redevelopment Plan in place for this site, it is not designated as a Neighbourhood Activity Centre in any legislated documents. However, when the characteristics of a Neighbourhood Activity Centre from Section 3.3.4 of the MDP are considered, this commercial area, including all corners of the intersection of Southland Drive SW and Elbow Drive SW, can be considered consistent with the character of a Neighbourhood Activity Centre."*

- There are no current planning standards that state an area *“may also be considered a Neighbourhood Activity Centre”*. **An area is either a NAC or it is not.**
- **IF** the Elbow & Southland Drive Intersection is to be considered a NAC, then **ALL** NAC Policies should apply, not just the ones that are convenient. If the City insists this is a NAC, then Policy should be written to ensure current and future (re)development adheres to NAC standards.
- A comprehensive Master Site Plan (tied to Land Use), a Development Permit (tied to Land Use) or a DC Bylaw (with a Form Based Code) should be required for Southwood Corner at this stage as there are no policies to guide the development permit after the Land Use has been approved. *Each NAC should be a comprehensively planned, mixed-use area consisting of a central amenity space, medium-density multi-residential development, and a non-residential use”*

With a parcel size of 8.96 acres, the proposed 15/24m height and 2.0 FAR (Community – Centre) Southwood Corner is a Regional Retail 1 site and is inconsistent with NAC Guidelines which state *“Non-residential development in the NAC... should be small in scale, consistent with nearby residential areas”*.

NAC Guidelines also state that *“Residential uses in the NAC...shall accommodate a range of medium-density multi-residential development”* and *“should be developed on multiple sites of less than 1.0 ha (2.5 ac)”*. **The proposed development is considered to be in the Community - Centre Building Block which consists of high density 6-10 storey buildings.** If Southwood Corner is to be considered a NAC, perhaps the site should be broken up into smaller 2.5ac parcels with public streets to create a Main Street with better pedestrian access and allowing for more active frontage.

The proposed location of the above-grade parkade along Southampton Drive SW goes against current planning recommendations for a NAC. *“NACs are neighbourhood focal points containing a mix of transit supportive residential and non-residential uses. Connected to surrounding land uses by a network of converging streets, walkways and pathways, NACs are designed to have a pedestrian oriented environment and an active public realm.”* and *“Buildings adjacent to streets within the NAC shall be street oriented and have direct pedestrian connections from the public sidewalk to building entrances.”*

08 ADDITIONAL POLICY, PLANNING TOOLS AND ALTERNATIVES

ADDITIONAL POLICY, PLANNING TOOLS AND ALTERNATIVES THAT SHOULD BE CONSIDERED TO ENSURE HIGH QUALITY URBAN PLANNING.

As it stands, the C-C2 land use does not provide enough rules and regulations to ensure the development is designed or constructed to current planning practice standards. Adopting one or several of the following could prevent poor Urban Design and allow for Southwood Corner to grow and develop in a manner appropriate to the surrounding community.

LOCAL AREA PLAN: Would set out a strategy for the proper planning and sustainable development for Southwood Corner and the surrounding area.

Having a Local Area Plan for the area surrounding Southwood Corner would be greatly beneficial. It would allow for proper public consultation and give a clear direction and policy for developers to follow regarding appropriate land uses, setbacks, building height/scale, setbacks, landscaping and appropriate transitions between higher density and lower density uses. **The Local Area Plan would provide definitive policy to ensure that future developments were appropriate.**

MASTER SITE PLAN TIED TO LAND USE – Outline a vision and policy framework of the land uses, density, site uses, underground parking requirements, setbacks, landscaping, stepbacks and streetscape for Southwood Corner in a comprehensive manner. A Master Site Plan would set a basis of policy for the current developer and any possible future developers to follow for Southwood Corner. This would ensure that the whole site is comprehensively designed to current planning standards and that Southwood Corner becomes a focal point for the community, not an eyesore.

This Master Site Plan could be tied to the Land Use by City Council. While this would not fully restrict the developer to the exact concept plan provided, it would give the Development Authority, CPC or Council a well thought out plan to reference in the future and guide the development permit to something similar to what City Council has reviewed and approved.

LAND USE TIED TO DEVELOPMENT PERMIT - This would ensure that the proposed land use redesignation would be tied to a properly designed site plan and prevent the current developer from simply flipping the land after the Land Use Redesignation was approved. A Development Permit would require detailed review by the Development Authority or CPC, ensuring that the developer would be providing the surrounding residents a well thought out site design that follows currently planning practices to meet the required setbacks, landscaping, parking and loading requirements, along with appropriate well designed architecture.

MIXED USE DISTRICT may provide better structure than a C-C2 district in regards to percentage of commercial vs office space vs residential, along with appropriate density, heights, massing and building stepbacks.

DIRECT CONTROL DISTRICT, WITH A FORM BASED CODE, may be the solution to creating a land use specific to Southwood Corner which would accommodate a reasonable FAR and building height increase while ensuring that the Community ends up with a final product which is appropriate in scale with the surrounding single family dwellings.

MARKET ANALYSIS: Has Sable Developments completed a Market Analysis to see if this huge increase in FAR is even marketable?

Given there are no requirements for a mix of Residential/Commercial within a C-C2 land use and with no policy in place to ensure a mixed use on this site, a 2.0FAR fully commercial/office development is possible within the requested land use redesignation.

With so many Regional Retail areas within the Central South Retail Sector (South Centre, Chinook, Deerfoot Meadows, Willow Park, Anderson ARP, Southland Crossing, Heritage Station TOD/Westcorp/ Strategic Group, T'suut'ina Crossing and T'suut'ina Exchange), is the requested FAR and Height marketable or is it just over saturating an already highly developed and developing area?

09 PUBLIC ENGAGEMENT

To date, Sable has conducted three public engagement Open Houses. At the first Open House on September 7th, 2017, Sable invited only the residents of the 13 homes directly behind Southwood Corner. As it is obvious the development will affect the community as a whole, word spread about the meeting and approximately 65 people attended.

During this presentation, Sable informed the residents of their plans instead of engaging with the community to discuss any concerns or positives there might be with development. Public engagement should be considered an opportunity to work with and to enable good communication between the land owner and the community, not simply a forum to speak. Site specific uses and potential concept plans were shown but not much discussion about the proposed land use and its ramifications on the site and community was allowed. A list of questions and concerns was provided to Sable after this meeting by the Southwood Home Owners Committee.

On September 28th, 2017, a second Open House was held for the Southwood Community at large at the Community Association monthly meeting (a large number of residents attended and the room was full - number not counted at this meeting) and again Sable presented the same information from the September 7th meeting. Although questions, concerns and suggestions were offered by the residents at the first Open House, they were not addressed in the second presentation.

The third Open House was held on September 13, 2018, one year later, and included a revised concept plan showing a 1.95FAR and 24m build out. This plan was presented to the community to address some of the issues previously brought up by residents regarding concerns over the 2.0FAR and not knowing what a fully built out development would look like. The proposed Land Use at this open house was still C-C2 f2.0 h24m and many residents commented on how they still felt the development was too high and too large/out of scale to the surrounding community and that they were concerned that the concept plan shown would change again and they had no guarantees on the future development.

In response to this last Open House on September 13, 2018, Sable proposed a split Land Use of C-C2 f2.0h24 & C-C2 f2.0h15 to City Staff, the Community Association Director of Development and the Southwood Homeowners Committee at a meeting on October 11, 2018.

10 CONCLUSION

While some residents of the community are completely opposed to development, many of us understand that development can help create vibrant and dynamic places within a community and help to revitalize Calgary's 1960's failing "doughnut" communities.

That being said, the scale and density of the development needs to be appropriate with the neighbourhood and surrounding dwellings. You cannot simply insert multiple 24m buildings into the middle of a community and expect the highest planning practices to be followed. **This is the reason the City plans!**

The recommendation by City staff (DTR pg 3 & 4) to simply accept a grossly inappropriate FAR and Height without any policy in the area or a binding comprehensive site design to ensure Southwood Corner is developed now and in the future to the highest standards is incredibly short sighted and irresponsible. Density and development are necessary as Calgary grows but it should be done in such a way that respects the community and provides a true focal point which the community of Southwood can be proud.

"When it comes to urban planning, we need to do a better job of listening to existing communities, engaging residents, and considering the long term impact of rezoning on the people who have lived in our neighbourhoods most, if not all, of their lives. Once a developer's shovel hits the ground, the die has been cast for generations. We have to do this right."- Scott Stringer

Sincerely,



BROOKE DILLON

(Southwood Home Owners Committee)

403-703-5342 | Brooked@shaw.ca

11 APPENDIX

City of Calgary
c/o City Clerks Office
publicsubmissions@calgary.ca

December 13, 2018

Your Worship

The following letter is in response to the land use amendment application **LOC2017-0255**. This letter has been written on behalf of the Southwood Community Association.

For this application, the Southwood Community Association (SWCA) will be opposing both the increase in allowable height to 24m and increase in allowable floor area ratio to 2.0.

A vote was held on January 22, 2018 to determine the position the Community Association would take on this application. The SWCA opted to go in this direction due to the number of community members that were upset by the plans that had been presented. A general meeting was held, which allowed registered association members the opportunity to vote on this application. The results are shown in the table below.

Total votes: 87 (1 vote spoiled)	
74% oppose the increase in height	26% support the increase in height
66% oppose the increase in FAR	34% support the increase in FAR
Voter turnout (based on 159 households with SWCA memberships): 55%	

Regards,



Becky Poschmann, BCD, BA
Director of Development
Southwood Community Association

THIS PAGE LEFT INTENTIONALLY BLANK

Good Morning,

You are receiving this message because you submitted comments on the Southwood Corner land use redesignation application. Administration has completed the first round of review. There are two requirements that the applicant must fulfill prior to the application being sent to Calgary Planning Commission. One relates to a servicing study and the other is a shadowing study. The planning comments are included here.

General Comments

This application seeks to redesignate a 3.5 hectare parcel located at 10119 Elbow Drive SW from Commercial – Community 2 f0.32h15 (C-C2f0.32h15) District to Commercial - Community 2 f2.0h24 (C-C2f2.0h24) District. This application would increase the allowable floor area ratio from 0.32 to 2.0 and the allowable height from 15 meters to 24 meters (about 7-8 storeys tall). The uses allowed on the site would remain the same. If this application is approved by City Council, the overall distribution of buildings, building design, mix and size of uses and site layout details such as parking, landscaping and site access will be determined later at the development permit review stage. Part 7, Division 5 of the Land Use Bylaw has the regulations for this District and is available here: <http://lub.calgary.ca/>

Comments on Relevant City Policies

This application has been reviewed against applicable policies of the Municipal Development Plan. This review has been divided into two parts:

1. Are the uses within the Land Use Bylaw District appropriate for the site?
2. Is the intensity of development appropriate?

Suitability of the Proposed Use for the Site

The Southwood Corner shopping area was developed as part of the original plan for the community in the 1960s. Current demographic information on the community is available here:

<http://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Southwood-Profile.aspx> (this is for information only – not part of the planning evaluation)

Development on the site has consisted predominantly of retail and professional services. The floor area of the buildings on-site total about 10,800 m². Under Section 4.1.2 of the Municipal Development Plan, this classifies the site as a Regional Retail 2. Policy 4.1.2.j established the following:

j. Redevelopment of older shopping centres and commercial strips should include mixed use developments that create greater residential and employment variety while retaining a retail function.

This application proposes the same base Land Use District as currently exists on the site, but with a higher height and more floor area ratio. While the application is to allow for more development area, it will also mean a wider variety of uses on the site. Typically the uses above the first storey of a commercial complex are either office or residential. A one-storey commercial complex with surface parking can only achieve about 0.3 FAR. This proposal will require structured parking and it is unlikely that additional retail uses will be developed on upper floors. This means that future development will most likely be providing residential development. The Applicant has stated their intent to construct residential units catering to seniors on the upper stories of an expansion to the existing building (the building on the western portion of the site). The District proposed is suitable for the site, as is the future development of residences.

Appropriateness of the Proposed Height and Density

Without an Area Redevelopment Plan in place, it is difficult to determine what densities are appropriate for various sites within a community. The Municipal Development Plan provides some guidance, but lacks block-by-block detail.

Municipal Development Plan Policies

The subject site is within the Developed – Established typology of the Municipal Development Plan's Map 1: Urban Structure. The following policies are relevant to the evaluation of this application:

3.5.1 General – Developed Residential Area Policies

- a. Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- c. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

3.5.3 Established Areas

- a. Encourage modest redevelopment of Established Areas.
- b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

Sections 3.5.1.a and 3.5.3.a both speak to moderate/modest intensification of established areas. These are policies that apply to the community level as a whole, so it is not appropriate to apply them in the evaluation of an individual site.

Section 3.5.3.b speaks to focusing redevelopment on specific sites. A Regional Retail 2 site would fit with this policy and should be considered for intensification. The area centered on Elbow Drive and Southland Drive SW may also be considered a Neighbourhood Activity Centre. As there is no Area Redevelopment Plan in place for this site, it is not designated as a Neighbourhood Activity Centre in any legislated documents. However, when the characteristics of a Neighbourhood Activity Centre from Section 3.3.4 of the MDP are considered, this commercial area, including all corners of the intersection of Southland Drive SW and Elbow Drive SW, can be considered consistent with the character of a Neighbourhood Activity Centre.

Sections 3.5.1.a and 3.5.3.c speak to “intensification in a form and nature that respects the scale and character of the neighbourhood” and “appropriate densities”. This is where the general nature of the policies in the Municipal Development Plan is problematic, because what respects scale and character and what density is appropriate is somewhat subjective.

The Magnitude of the Change Proposed

This section describes (in quantitative terms) what exists, what is currently allowed and what is proposed.

This application proposes to raise the allowable height from 4-5 storeys (15 m) to 7-8 storeys (24 m) – an increase of about three storeys. A height of 7.3 m is currently the tallest developed on site. Just as background, commercial main levels are about 4 m (12 ft) tall and standard residential is about 3 m (10 ft) tall (this includes the spacing between floors). So, the application is proposing 3 storeys of development more than what is currently allowed.

The site is about 3.5 hectares in size. The amount of development on a parcel is regulated by Floor Area Ratio (FAR). FAR is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. With a Floor Area Ratio of 0.32, about 11,200 m² of development is allowed on the subject site (120,556 square feet; allowable total floor area = [3.5 hectares x 10,000 m² per hectare] x 0.32 FAR). There is currently about 10,800 m² developed on the subject site. With a FAR of 2.0, about 70,000 m² of development is allowed (753,474 ft²). This is an increase of about 58,800 m² (632,918 ft²).

Impacts of Intensification

If more people are going to live, work, learn and play in a community, that community is going to require more space within buildings for that to happen. A lot can be done to increase the activity within spaces. Residential examples are basement suites and backyard suites. These sorts of developments can increase the number of units in an area. To achieve higher densities, at some point uses and units have to be stacked.

The community intensification and higher buildings do have local impacts. Apart from the impact that intensification has on the character of the community, it results in taller buildings at some point. Taller buildings:

- **May obstruct views (not an issue with this application).**
- **Create conditions of overlooking (backyards lose privacy).**
- **Create a greater sense of enclosure (visible walls instead of sky).**
- **Shadow adjacent lands.**

The impacts of additional development on the transportation network (including parking) have been addressed by a Transportation Impact Assessment. Briefly, if the transportation network cannot accommodate a proposal (as determined by a Transportation Impact Assessment) then the developer either has to upgrade the network or the application will be recommended for refusal (City Council or the Subdivision and Development Appeal Board may still approve it). A portion of the site is also within 600 m of the Southland LRT Station and the site is along the Primary Transit Network. This point will influence the transportation evaluation of site development but is not fundamental to the planning evaluation.

The same is true of servicing (water, sewer and drainage): either existing infrastructure can accommodate the proposal or it must be upgraded by the developer.

Conclusion

While the policies of the Municipal Development Plan are somewhat vague, they do call for intensification in parts of the established areas, such as Regional Retail 2 sites and Neighbourhood Activity Centres. Given that this application could be viewed as being part of either typology (something that would be clarified by an Area Redevelopment Plan), this is an appropriate place to focus redevelopment and intensification. The impacts of this proposal will be mitigated apart from the

impacts associated with additional height. On balance, this redesignation is supported by the policies of the Municipal Development Plan.

Please contact me if you have any questions.

Regards,

Chris Wolfe, M.Plan, RPP, MCIP
Senior Planner, Community Planning - South
Planning & Development
The City of Calgary | Mail code: #8073
T 403.268.3654 | calgary.ca
Floor 5, Administration Building - 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



Todd and Kim-Lisa Lane
#44 Slocan Road SW
Calgary, Alberta T2W0S8
the-lanes@shaw.ca

January 6, 2019

By e mail only

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Mayor Nenshi and Councillors

Email; PublicSubmissions@calgary.ca

Land Use Redesignation LOC2017-0255 - Southwood Corner

Southwood community will be 55 years old next year and while redevelopment and revitalization is welcome the Southwood Corner project as proposed is not fitting to the established community setting. Simply it is too large and modern.

It is noteworthy in new residential developments that community is enhanced by blending single family homes along with townhome and condo style residences. This is planned and accommodated in the community design stage to enhance traffic flow, create sightlines for safety, minimize noise and light pollution and create a harmonious community space. The proposed Southwood redevelopment has not achieved these elements, being over ambitious in size and architecturally out of touch with a mature community. More members to the community would be welcome, but not in a high density structure that forces significant changes to the community fabric, creating traffic / pedestrian safety concerns and generally overwhelming the original community design. Southwood residents have chosen a community that provides a lifestyle choice and should not have to endure change. There is no housing shortage in Calgary and no valid argument to allow development on a scale that does not accord with the community.

We have been Southwood residents for 21 years. In that time Southwood Corner businesses have come and gone. One constant has been the size of the land parcel. It is barely able to accommodate the traffic flow. A smart design will not compensate for traffic backing up onto Southland and Elbow Drive, causing frustrations and accidents.

Todd and Kim-Lisa Lane

Two handwritten signatures in black ink. The signature on the left is a stylized, cursive 'T' followed by a horizontal line. The signature on the right is a cursive 'K' followed by 'Lane'.

cc Councillor Jeromy Farkas

From: Michael Prime <mgprime@shaw.ca>
Sent: Saturday, January 05, 2019 2:19 PM
To: Public Submissions; Ward11 - Marina Mason
Subject: [EXT] Land Use Redesignation LOC2017-0255 Southwood Corner

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Mayor Nenshi and Councillors

Re: Land Use Redesignation LOC2017-0255 - Southwood Corner

Background: Southwood Neighbourhood

In the fall of 1966, my parents retired to Calgary from St John's Newfoundland. In early 1967, they purchased a detached house on Sydney Drive in Southwood. At that time, Southwood was a newly developed community

Sydney Drive, with its 19 residences had three other retiree families. The remaining 16 residences, like the rest of Southwood, were young families with children. Within eight blocks of Sydney Drive there were: three public schools (Southwood Elementary, Harold Panabaker, Ethel M. Johnson) and one separate school (St. Stephen's.). The community was teeming with children. As was the norm, the kids freely roamed on foot and on bicycle without immediate adult supervision. Pupils walked to school in groups. The majority of families had three children; a few had only two others had more. Next to my parents' home was a family with seven children, two dogs and one cat. On the other side a retiree family with two adults was replaced by a family with ten children. Family size helped push Southwood's population up to 8,000. Today, of the 19 homes on Sydney Drive, six are still occupied by homeowners from those early days. They keep in touch with former residents 40 or 50 years on. Folks age in place and die in place.

Background: Southwood Corner Shopping Centre

In 1967, the shopping centre at 10119 Elbow Drive had: a T.D. Bank, a small Dominion Store (super market) and a K-Mart (department store). The last was a destination store and anchor tenant. The original. single story buildings were on the west side of the site The rest of the location was paved in asphalt with an appreciable slope towards Elbow Drive. There was just black asphalt; no landscaping; no trees. Subsequently, Safeway took over the Dominion Store. Thus, there were three Safeway stores within eight blocks of Sydney Drive (Braeside, Southwood Corner and Haysboro on Elbow). There were six service stations in Southwood plus auto bays at the K-Mart. The K-Mart and Safeway stores offered employment to neighbourhood kids. Initially, the shopping centre was a low rise development with no congestion. It was complementary to a residential community.

The shopping centre has had its ups and downs. It suffered when K-Mart pulled out of Canada. The number of cars typically parked in the lot decreased. It has taken a number of years for a rebound in patronage. It takes time to find the right mix of commercial stores.

Land Use Ammendment(s)

I am having difficulty understanding the Land Use Amendment and Redesignation sought, *at this time*, by Sable Developments. Initially, Sable presented an odd concept of redevelopment. It was a multi story tower addition (with atrium!) on top of the original stores. To solicit community support, the suites in the tower were to be dedicated, "seniors' units". Prohibitions on age discrimination makes this implausible and unenforceable.

After the community opposed this proposal and aspects thereof, Sable came back and presented an entirely new redevelopment "conceptualization". (Architect's sketches and not engineering drawings or blueprints). This second round "conceptual" proposal did not eliminate suspicions and concerns about Sable's real, final, intentions. .

My assessment is that Sable does not know what the Community wants or will settle for. Nor does Sable have in hand what the ultimate configuration will be. They have not applied for a Development Permit. We do not know what the height of new buildings will really be Increasing the volume of vehicular traffic and the number of senior citizen residents is not a good mix. I find that even younger pedestrians are often distracted in parking lots.

As of this date, my concerns with the proposals by Sable are:

- 1) The increased height of buildings (facing residents on the east side of Snowden Crescent) is a valid concern. (Note; the increased height does not directly affect me.) The lane behind Snowden is narrow. There are utility poles plus a chain link fence along the perimeter. These are the sum total of all the "hardscaping." More attractive improvements should be possible.
- 2) At certain times of day, traffic is now a problem at the intersection of Elbow Drive (a primary collector) and Southamptton Drive (a collector). The slope of Southamptton is somewhat steep so care is needed in winter conditions. At this time some motorists turn left off Southamptton, cut through the shopping centre to get onto Southland Drive. Add 700 plus cars and the congestion will be exacerbated.
- 3) Pedestrian safety is another issue. Southamptton Drive is a snow route. The windrows freeze and harden. To avoid crossing these hazardous mounds, pedestrians walk on the road and not on the sidewalks. I attended a memorial service at Southwood United Church on January 22nd, 2018. Not one person walked on the sidewalks -- well in excess of a hundred persons. . They used the roads. I have also seen a group of people, one with a walker, using Southamptton Drive to make their way and avoiding the sidewalks.
- 4) Calgary Planning Commission makes no mention of surface water runoff. during storms. There are significant flows down Southamptton and onto Elbow Drive. In the last few years, there were two water main breaks nearby in Southwood. The first was between Sydney Drive and Slocan Road. The second at Southamptton Drive and Salina Street. The water poured onto Elbow Drive. The cars parked on Southamptton were encased in ice. Additional buildings in the shopping centre will tend to channel the rain volumes and increase the flow rate.
- 5) Calgary Transit problems seem considerable for a pedestrian oriented development. The bus stops do not have the snow removed. In conjunction with the windrows, the footing is hazardous in winter. A couple of winters ago, at the intersection of Southland Drive and Elbow Drive, the windrows reached 19 inches in height with a wide base. To exit the bus, I had to slide on my bottom down the windrow and then stand up. In addition, the escalators at Southland and Heritage stations are often out of order. Hardly convenient for riders; particularly the elderly. I have reduced my use of Calgary Transit following this experience.

Please reassess the placement of transit stops and fix the access to the platforms at C-Train stations. Both seniors with walkers and children in strollers can have mobility problems when access is across a parking lot. For some, this can be a long walk. The transit system remains unfriendly and unhelpful to those of us living in the 'burbs..

I understand that Southland Corner will see some redevelopment. It would be preferable for the owner and the community groups to work together to: devise, plan, present and then build the best possible development for the site.

From my perspective, the process used this time and thus far has fallen short. The owners did not apply for a Development Permit at the time of the proposed redesignation. They presented a *concept* plan but revamped it when the community expressed concerns. At this time, the owner does not seem to have a clear, transparent, vision for the redevelopment. Suspensions have been raised and trust has been eroded. Trust, easily lost, can be difficult to regain. Southwood deserves a better plan, better landscaping and more than token tress on the 8.62 acres.

Sincerely,

Mrs Patricia Domin
Home Owner
15 Sydney Drive, S.W.
Southwood. T2W 0S7
(403) 255-7896

From: Michael Prime <mgprime@shaw.ca>
Sent: Saturday, January 05, 2019 2:30 PM
To: Public Submissions; Ward11 - Marina Mason
Subject: [EXT] Land Use Redesignation LOC2017-0255 Southwood Corner

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Mayor Nenshi and Councillors

Re: Land Use Redesignation LOC2017-0255 - Southwood Corner

I oppose the proposed redesignation. In my judgement, it would be premature to grant it at this time. Sable Development's ultimate intentions and plans for the redevelopment of the site are not sufficiently transparent, detailed and certain to allow any informed determination at present.

The most certain element to date in both of Sable Developments proposals is conversion of a low rise configuration to a higher rise one -- final height unknown and presumably to be determined in future. Entailed by such an expansion of residential units is increased traffic congestion on Southampton Drive. .

My own property is not directly affected by a multi story redevelopment with respect to height and shadowing. It would be affected somewhat by an increase in traffic congestion from an increase in residential housing on the site. This would take the form of access to Elbow Drive from Southampton Drive.

..
Sable's initial proposal was to provide condominium like suites targeted to retirees and elderly residents. The site does not comport well a pedestrian oriented densification. For access to transit bus stops, the pronounced eastward and northward slopes of the site, would require running the gauntlet of the parking lot -- not an attractive prospect in winter. With the exception of south bound on Elbow Drive at Southland, the other bus stops require crossing busy roads. Increased demands for parking was flagged as a downside. This is because the farther one is from an urban core, the more convenient an automobile becomes for access to dispersed services -- medical, dental, music lessons, shopping etc.

A multi storey addition will erode the amenity values of the homeowners on Snowden Crescent. They made good faith commitments to their property under the current zoning regime. This is what they signed up for. It is not clear to me that the benefits of the expansion for prospective residents should have a precedence over the loss of amenity values for the incumbent home owners. There is no obvious, overwhelming, exigent circumstance. There is an opportunity for creative mitigation by Sable by means of of compensatory private treaties, contracts and agreements. Absent this, the trade-off is not appealing. Similar considerations apply to the increase in congestion on Southampton at Elbow Drive although, currently, there is no feasible mechanism for compensation. .

Redesignation has an obvious option value for Sable. It provides an avenue for some form of development at some time in the future. The less restrictive, the more open ended the option, the more value it has. In light of the absence, from Sable, of a detailed, specific, concrete, proposal; redesignation would be tantamount to granting it a "hunting licence".

Sable's proposals were illustrated with architects sketches but not more concrete dimensioned drawings or blueprints. These lack specificity, detail and transparency. They are simply inadequate to assess what is in the balance.

For the above reasons, I urge Council to reject the application for redesignation of Southland Corner at this time..

Sincerely,

Michael Prime

Home Owner
15 Sydney Drive, S.W.
Southwood. T2W 0S7
(403) 278-1906

From: Suzanne Baptie <sbaptie@telus.net>
Sent: Sunday, January 06, 2019 7:34 PM
To: Public Submissions
Cc: Ward11 - Marina Mason
Subject: [EXT] Land Use Redesignation LOC2017-0255 - Southwood Corner

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2 M5

Re: Land Use Redesignation LOC2017-0255 – Southwood Corner:

Dear Mayor Nenshi and Councillors,

I am submitting formal comments in opposition to the proposed land re-designation LOC2017-0255 and the associated re-development of Southwood Corner .

My husband and I have been Southwood residents for 19 years and our property is directly impacted by this redesignation and development.

We are opposed to the land redesignation and development to the property for the following reasons:

1. **Oversized Development.** The proposed change to the Land Use and FAR 2 does not make sense for the size of the property and the neighboring households. This proposed change will allow developers to build a complex that would be 6.25 times larger than the existing Shopping Centre. I strongly urge council to review the designation and take into consideration the households that are adjacent to this complex and before rubber stamping the land use change, closely review the type of neighborhood this is affecting and provide more rules and regulations to guarantee proper step backs and proper scale of any development.
2. **Privacy and shadowing.** The development will overlook our property and overshadow our backyard, kitchen and bedrooms for most of the day. We will no longer be able to enjoy our property the same way as we do today. The proposed development will overlook our home and the back of our house causing unacceptable loss of privacy. The location will be 30 feet from our property and will also cause additional disturbance. An environmental study should also be part of the regulations to the future development as we have trees and gardens that will be affected by any development on this property.
3. **Property Values.** According to real estate brokers in the area , the value of the homes that are adjacent to the complex will decrease in value by 15% to 20%. Our property is part of our retirement. The reduction to the value of our home and the possibly of never being able to sell our property because of this development – is reason enough for us to oppose this proposal.
4. **Traffic and Safety.** The intersection at Elbow and Southhampton, in its current state, is not capable of handling the additional traffic that this complex will bring. This is an additional expense that should be provided by the developer that will need to be allocated to improve traffic and safety for the community.
5. **Utility Capacity.** This is an older neighborhood – adding the additional complex will put stress on an already aged electrical and sewer lines. A sanitary servicing study was submitted to the City which indicated that the existing public infrastructure can not support this development and requires upgrading. The developer should be

responsible to provide these upgraded services – this should be part of the rules and regulations to any future development on this site.

6. Additional noise. Already we deal with the additional noise from 24 hour deliveries to No Frills – the construction and development will bring additional noise and now will be all hours of the day.

In summary, the above are our comments as we are directly affected. I feel it is also necessary to share the outcome of the Southwood Community Association Vote on the proposal. On January 22, 2018 the home owners who held SCA memberships voted on the proposed development with the outcome being 74% opposed to the height and 66% opposed to the FAR. It is not just the homeowners that are directly affected that oppose this development but the community as a majority that are also opposed. I hope that City Council will take this into consideration when voting on the Southwood Corner development proposal.

Should you have any questions and/or require additional information regarding my comments, please feel free to contact me at any time.

Regards,

Suzanne Baptie and Gordon McGrath
6 Snowdon Crescent SW
Calgary, Alberta. T2W0S1

403-690-5572
sbaptie@telus.net

From: Julie Caldie <caldiejp@gmail.com>
Sent: Sunday, January 06, 2019 9:22 PM
To: Public Submissions
Subject: [EXT] Land Use Redesignation LOC2017-0255 - Southwood Corner

The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Mayor Nenshi and Councillors

Re: Land Use Redesignation LOC2017-0255 - Southwood Corner

We are writing this letter because of our concerns regarding the proposed land use redesignation of the mentioned site. We are residents directly behind the complex and will be greatly affected by this change, as well as other Southwood residents.

One concern is the proposed height of the buildings and the fact that it will completely cover the whole skyline in back of our house. It will greatly affect the amount of sun that will stream into our house and basically taking away any view we may have. Looking straight out at tall buildings right behind our property is less than desirable.

The whole row of houses directly behind Southwood Corner, will most likely go down in value due to the location, or at least will be less desirable to prospective buyers who are looking in the area. This making it hard to resell our properties!!

The traffic is already extremely busy and hectic in and around the Corner, and with the addition of more cars and traffic, there will be major deadlock for anyone trying to get in and out, as well as those residents trying to get out of the side street.

Lastly, our concern is for the back lane, which already has non-stop traffic going up and down, from delivery trucks to garbage trucks. This will most certainly increase (especially during any new construction going on).

Thank you for your consideration.

Terry and Julie Caldie
26 Snowdon Cres. SW
403-255-0911

From: klstacey@shaw.ca
Sent: Sunday, January 06, 2019 11:40 PM
To: Public Submissions
Subject: [EXT] Land Use Redesignation LOC2017-0255 - Southwood Corner

**The City of Calgary
Councillors Office (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5**

January 6 ,2019

Attention: Mayor Nenshi and Councillors

Re: Land Use Redesignation LOC2017-0255 - Southwood Corner

Dear Mr. Nenshi and Councillors,

I am submitting this letter to convey my concerns about the proposed Land Use Redesignation at Southwood Corner. In my opinion the size and scope of the proposed increase to the allowable density and height of the buildings is not what I would expect would be needed or wanted in an established residential community in Calgary.

The area is already well served with grocery stores, shopping venues as well as apartments and condos (Macleod Trail, Horton Road, Southwood Crossing, Glenmore Landing, Southcentre Mall and a variety of small, community friendly strip malls on Southland Drive and Elbow Drive.

The size of the proposed development is more suited to Macleod Trail not Elbow Drive. The traffic issues will not all be resolved by a set of traffic lights and the access to the 670 car parkade is on a residential street! I have attended many of the meetings and have reviewed all of the information concerning the application.

I am not against development and improvement in the community but this proposal is just too large and needs to be downsized to half the height and density of the proposed redesignation.

I am a native Calgarian and have lived in Southwood for 29 years and hope that my voice will be heard. I hope to enjoy many more years in this peaceful community.

Regards,

Kelly Stacey, CPA,CGA

**25 Snowdon Cres SW
Calgary, Alberta, T2W 0S2
403-255-2574**

From: Audrey Burgess <ad.burgess49@gmail.com>
Sent: Sunday, January 06, 2019 11:50 PM
To: Public Submissions
Subject: [EXT] Land Designation LOC2017-0255-Southwood Corner

The City of Calgary
Councillors Office (8001)
PO Box 2100 , Stn'M
Calgary , Ab .

Mayor Nenshi & Councillors

Re Land Use Redesignation LOC2017-0255- Southwood Corner

As a 21 yr resident of Southwood , on Snowdon Cres , actually directly behind the present shopping centre complex , I have grave concerns about the proposed redevelopment .

First Concept - presented by Sable Development presented a proposed development over the existing retail component which would have comprised of 8 stories as well as a 4 storey parkade nearby on site . Further development at Southland & Elbow corner of property of high rise towers with underground parking at later date .

Second Concept - presented by Sable Development has the entire site grazed & redeveloped with residential / commercial 6 storey bldgs & an underground parkade for 750 cars . This endeavour would increase the sq footage from 116,250 sq ft to 751,300 sq ft ! It comes complete with a traffic circle on site .

Size & Scope - The size & scope of this development is totally out of character for our quiet community . We have a range of ages living here , seniors , middle aged , & now young families moving here just for that reason (the peacefulness) .

Traffic Woes - The traffic w

oes to get in & out of the site & to access Elbow Dr & Southland Dr will be horrendous . As a resident living right behind the shopping centre it will certainly mean some people will choose to park here (side street) & walk to the site . During construction workers will probably be doing the same .

Noise - The noise from the construction will certainly be a concern for those close by . Also with the huge increase in population the noise level from onsite will be an issue , plus more delivery trucks , more waste collection trucks .

Privacy - With the proposed 6 storey bldgs , our backyards & rear of homes will no longer be our private abode .

Shadowing - The tall structures will cause significant shadowing in the early part of the day . Residents will no longer be able to enjoy their decks or sunny kitchen in the mornings . Shadowing can cause stunted growth in gardens & flower beds as well .

Eye Sore - Imagine living right behind here & you look out your windows or sit in your back yard & all you see is concrete bldgs .

Decrease in property values - Respected realtors have said property directly behind complex will drop 20% in value , across the street 10% .

One well maintained property on our street has been for sale for over a year now .

Other proposed developments - This area is surrounded by development proposals , which will already increase traffic woes for one . Development by library on Southland & Elbow Corner , Anderson Station , Oakridge Coop , Sobey/Safeway on MacLeod Tr & Southland Dr & Heritage & Horton Rd , plus old YMCA site to name a few .

This application is for land use only , with no guarantee it will actually be built as per the drawings presented thus far . Also no guarantee developer will not flip property . Reduced height & FAR needs to seriously be considered here .

Respectfully Submitted ,
Audrey Burgess
19 Snowdon Cres SW
(403) 252-0470