

Applicant's Submission

August 14, 2019



t 403.263.5700
f 403.262.5710
info@sturgessarchitecture.com

200, 724 11 Avenue SW
Calgary AB - T2R OE4

605, 1540 W Second Avenue
Vancouver BC - V6J 1H2

Kevin Scott Harrison
Principal
Architect AAA, MRAIC,
M.Arch, BEDS, Arch. Tech.,
LEED™ AP

Jeremy Sturgess
Partner
Architect AAA, AIBC,
FRAIC, RCA

Lindsey Ganczar, RPP, MCIP

Planner | Centre West
403.268.5646
The City of Calgary
Municipal Building, 800 Macleod Tr. S.E. | Mail code: # 8073
P.O Box 2100, Stn. M, Calgary, AB, Canada T2P 2M5

Re: LOC2019-0096 Written Response and Community Engagement Summary

Dear Lindsey,

The subject parcel is zoned RC1 and is currently occupied by private tennis courts owned by our client Warren Rylands of 313 40 Avenue SW. We are proposing to rezone from RC1 to RC1N in order to subdivide the property into two 11.43M wide lots (the single lot is 22.86M wide in total), as the current RC1 zoning does not allow lots smaller than 12M wide.

We feel strongly that this solution is contextually appropriate as there are a number of houses on the subject site's 40 Ave SW block that are of similar size or smaller than what is being proposed. As an example, the neighbours directly west of our lot have a house on a 7.62M wide lot. Houses 320, 310, and 308 (across the street) are also of a narrow lot width. These existing houses create a precedent for slightly narrower parcels to exist within the community. There is only a 57cm (+/- 22") difference between the RC1 allowable lot width and what is proposed. The difference in house / lot size will not disrupt the existing rhythm of the street and is likely not noticeable to the naked eye.

At Sturgess Architecture we are confident in our ability to create two flood responsive dwellings that are sensitive to the community while contributing to Elbow Park's unique character. These houses will be an illustration of how to build along the river's edge by considering the flood zoning bylaw requirement as an opportunity, and can serve as a catalyst for developments to come.

The project will strive to meet the fundamental goals of the Municipal Development Plan: planning for long-term sustainability, good urban design initiatives, opportunity for sustainable transportation connectivity, building on an existing site, thus protecting the environment, and the design of these dwellings will be based on sustainable design principals. What we are proposing is consistent with the City's MDP, as such this is a moderate intensification in a form and nature that respects the scale and character of the neighbourhood. We believe gradually increasing density is everyone's and every community's responsibility and this sentiment aligns with the City's MDP.

Summary of Community Engagement

- **Elbow Park Residents Association (EPRA) Meeting on Wednesday, July 24, 2019.** Summary of community feedback enclosed and the personal letter our client read aloud to start the meeting off. The meeting was originally scheduled July 25, 2019 and very last minute we were informed it was in fact on July 24, 2019. Our client booked his flight to come home specifically for the meeting on the 25th, he had to change it last minute in order to make the 24th.
- **Meeting scheduled with Councilor Farkas's EA Mindy Moore for August 19, 2019.** We emailed Councilor Farkas on 3 occasions to meet with him (July 24, July 31 and August 13) and got no response back. We called the Ward 11 office an additional 3 times and got a call back from his EA Mindy Moore on the third attempt to schedule a meeting with her. She stated the Councilor didn't have any time in the next 2-3 weeks to accommodate us. We are planning to meet at the Sturgess Architecture office on Monday, August 19, 2019 and if we decide an additional meeting with Council Farkas

www.sturgessarchitecture.com

Applicant's Submission

August 14, 2019



t 403.263.5700
f 403.262.5710
info@sturgessarchitecture.com

200, 724 11 Avenue SW
Calgary AB - T2R OE4

605, 1540 W Second Avenue
Vancouver BC - V6J 1H2

Kevin Scott Harrison
Principal
Architect AAA, MRAIC,
M.Arch, BEDS, Arch. Tech.,
LEED™ AP

Jeremy Sturgess
Partner
Architect AAA, AIBC,
FRAIC, RCA

is required we will do so. I will provide a summary of the meeting promptly afterwards.

- **Clarification to the intent of the development at 313 40 Avenue SW August 14, 2019.** There was an email blast sent by the EPRA Board (enclosed) outlining why the ERPA does not support our re-zoning application. Their narrative is a mix of inaccurate information and/or opinion based material that not based on sound planning principals as to why they are not in support of our LOC application. In closing the ERPA board asked the residents of the community to take action by inundating the City with letters requesting our application to be denied. We have written an open letter of clarification to the intent of the development addressing and/or clarifying the concerns raised in the email blast. We will be sending this to Donna Conway (Chairperson of the EPRA Development Review Committee) and ask her to circulate our letter to the same community members they sent their email blast to, and CC our Planner (yourself Lindsey Ganczar) and Councillor Farkas's office. This situation is particularly troubling as the community looks to its association as a source of truth. When inaccurate information is communicated behind the intention of a development by the ERPA Board in order to peruse a personal agenda it impedes future development and negates City planning policy (in this case the City's MDP).
- **Letter drop off to clarify the intent of the development at 313 40 Avenue SW August 14, 2019.** After the email in the previous bullet has been sent to the community we will be dropping off a letter to all the neighbours with a clarifying the intent of our development. Due to the aggressive response of the community association and neighbours our client doesn't feel comfortable going door to door and speaking with neighbours about his plans. We may revisit at a later date, but for now he feels most comfortable delivering these letters to mail boxes.
- **Response to Elbow Park residence opposition letters and circulation comments August 15, 2019.** Our planner sent us a summary of comments generated from the circulation and the notice posting at our subject parcel, as well all the opposition letters from the ERPA community members. We have addressed all these comments, please see enclosed attachments.

Thank you for your time and effort put into reviewing our submission. We appreciate your guidance and support and look forward to receiving your feedback.

Sincerely,

Kayla Browne
Senior Associate
STURGESS ARCHITECTURE

Enclosed

- EPRA meeting summary from Wednesday, July 24, 2019, WR's personal letter addressing the ERPA the night of the meeting, flier for the EPRA meeting.
- Email blast from the ERPA Board to the community as to why they do not support our rezoning, email titled RE: Application to Re-zone 313 40 AVE SW on August 11, 2019
- Open letter clarifying the intent of the development at 313 40 Avenue SW asking to be circulated on the same Email blast list to the community members of Elbow Park.
- Response to Elbow Park residence opposition letters and circulation comments.
- Updated site plan.

www.sturgessarchitecture.com

Applicant's Submission



August 13, 2019

Re: Clarification to the intent of the development at 313 40 Avenue SW

Dear Elbow Park Residents,

t 403.263.5700
f 403.262.5710
info@sturgessarchitecture.com

200, 724 11 Avenue SW
Calgary AB - T2R 0E4

605, 1540 W Second Avenue
Vancouver BC - V6J 1H2

Kevin Scott Harrison
Principal
Architect AAA, MRAIC,
M.Arch, BEDS, Arch. Tech.,
LEED™ AP

Jeremy Sturgess
Partner
Architect AAA, AIBC,
FRAIC, RCA

I would like to respond to the letter that was sent to all members of EPRA on August 11, 2019 regarding the proposed Land Use change for 313 40 Avenue SW. This letter misrepresented my proposal and had many factual errors that need to be addressed with actual facts.

1. R-C1N would allow the owner to subdivide the lot into 3 narrow lots with 25' frontages.

Three lots were never asked for. On July 24, 2019 at the community meeting we discussed our request for two lots. We are proposing to rezone from RC1 to RC1N in order to subdivide the single lot property into two (2) 11.43M wide lots. We never intended or asked for a subdivision into three lots. Upon Land Use approval and the necessary development approval requirement I intend to build two homes and live in one. I am not developer and moreover I am a long-standing resident of the Elbow Park community who intends to remain within the community for years to come.

2. This lot does not have a back alley. Subdividing the property into 3 lots, or even 2 lots, would result in properties with front drive garages, which would take up most of the lot width and completely dominate the property.

Not a single house on 40 Avenue SW on the river has a back alley. Every river lot on 40 Avenue SW has a front garage.

3. Increased density in the flood way does not seem to make sense.

We are not proposing to build on the flood way, but rather on the flood fringe, which is an acceptable development policy.

4. Building on narrow lots often means completely maximizing the building area and also asking for relaxations "to accommodate a reasonable sized house". This may greatly impact the enjoyment and light of the existing neighbouring homes.

The reason I want to subdivide the lot into two homes is because it would be more contextually appropriate. One jumbo home on a 75 foot lot would be out of place when I have a neighbouring property on a 30 foot lot. The two new lots would still be over 20% larger than my neighbouring property. If granted Land Use and future development approval, the development will respect lot coverage as per the RC1N zoning.

5. If this application is approved, the decision would serve notice to developers that the protection offered by the neighbourhood's zoning is non-existent and that they can build whatever they want in Elbow Park.

Any potential future development will be subject to the necessary Planning and Building approvals process as set forth by the City of Calgary.

www.sturgessarchitecture.com

Applicant's Submission

August 13, 2019



In conclusion, we are proposing to slightly increase density in a contextually appropriate manner in accordance with the City's MRP. We are only asking for two single family homes in the neighbourhood.

t 403.263.5700
f 403.262.5710
info@sturgessarchitecture.com

200, 724 11 Avenue SW
Calgary AB - T2R 0E4

605, 1540 W Second Avenue
Vancouver BC - V6J 1H2

Kevin Scott Harrison
Principal
Architect AAA, MRAIC,
M.Arch, BEDS, Arch. Tech.,
LEED™ AP

Jeremy Sturgess
Partner
Architect AAA, AIBC,
FRAIC, RCA

We ask you circulate our clarifying points above to the same community members you sent your email titled *RE: Application to Re-zone 313 40 AVE SW* on August 11, 2019, and CC our Planner (Lindsey.Ganczar@calgary.ca) and Councillor Farkas's office (ward11@calgary.ca).

Sincerely,

Warren Rylands

C/O

Kayla Browne
Senior Associate
STURGESS ARCHITECTURE

Enclosed: Images of houses fronting the river on 40 Avenue SW that have front drive garages

Double car garage



www.sturgessarchitecture.com

Applicant's Submission



August 13, 2019

Triple car garage



t 403.263.5700
f 403.262.5710
info@sturgessarchitecture.com

200, 724 11 Avenue SW
Calgary AB - T2R 0E4

605, 1540 W Second Avenue
Vancouver BC - V6J 1H2

Kevin Scott Harrison
Principal
Architect AAA, MRAIC,
M.Arch, BEDS, Arch. Tech.,
LEED™ AP

Jeremy Sturgess
Partner
Architect AAA, AIBC,
FRAIC, RCA

Separated double car garage



www.sturgessarchitecture.com