

Community Association Letter

August 2, 2019

Joseph,

Thanks for providing the opportunity to provide additional comments on this land use application. Further to our previous comments on this application from Homes by Avi and we wish to confirm that the Springbank Hill Community Association does not support this application. The primary reason for our opposition to this land use application is due to the proposed densities which will significantly exceed the allowable maximums in the ASP. We would reconsider our position should the applicant commit to densities that are consistent with the ASP with particular emphasis on the requirements of the 'low density contextual' designation required by the ASP. Should the applicant be prepared to make a commitment concerning the need for lower densities in the interface with the existing community as required by the ASP we will reconsider our position. We are simply requesting that the ASP requirements should be respected and fully implemented.

Following are detailed comments in support of our position:

Summary of Applicant's Submission

In the applicant's submission, B&A Planning Group on behalf of HBA Urban Wildflower Inc. (Homes by Avi) is proposing to redesignate 1.93 Hectares (4.77 acres) from DC12Z96 to Residential – Low Density Multiple Dwelling (R-2M) District to accommodate a comprehensive at-grade townhouse development. The subject land is approximately 500 metres south of 17th Ave SW, and is surrounded on three sides by existing acreages with single-detached residential to the east. Land use redesignation applications for other acreages in the vicinity are currently being reviewed by Administration. The parcel contains an existing dwelling with an access from 81 St SW. The land is gently sloping downward from east to west at an average slope of 2% down towards a ravine located within the western boundary of the parcel. A conservation easement is proposed to be registered on those portions of the parcel that contain environmental or geotechnical significance, protecting the ravine and the ephemeral stream from future development. The conservation easement would be registered as a condition of development permit approval. In response to previous comments from the Springbank Hill Community Association the applicant has amended their application from the initially proposed M-G district to a lower density R-2M district to address community concerns regarding height and density. They have also agreed to lower the maximum building height facing 81 Street to two storeys and incorporate design elements such as gables and projections to facades similar to homes built on the east side of 81st Street. We acknowledge this is a move in the right direction although it does not entirely address the requirements of the ASP.

Although the ASP concept map clearly shows two separate residential areas on this 4.77 acre parcel it is not the applicant's intention to subdivide or create split zoning for this property. They believe split-zoning a single parcel creates technical problems in calculating yard setback measurements and density calculations at the development permit stage and as such their view is that this practice should typically be discouraged. Their plan is to develop a conventional condominium project that will not require any form of subdivision. The exact type of product and details of the internal layout will be determined at the detailed design stage.

The applicant indicates that they did meet with the community association board members several times with limited success. They did also take us on a tour of a similar project they completed in Aspen Estates. It is our understanding that the applicant wishes to proceed with

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the proposed land use redesignation and defer development details to the development permit stage of the process, rather than hold up land use predesignation.

The applicant states that even though the ASP Low Density Contextual area is silent in relation to built form, the R-2M District appears to be consistent with the low density and low density contextual zones as identified in the ASP. On this basis the applicant is requesting the approval of the proposed land use redesignation.

Community Association Response

While we understand the requested R-2M land use could be used to support both the 'low density' and 'low density contextual' zones as identified in the ASP, as noted in the revised submission, it is our conclusion that the applicant does not intend to fully respect the actual requirements of the ASP on this particular parcel of land. Although we have met several times with the applicant to request some adjustments that would result in our support for their application, they continue to propose densities which are clearly greater than the maximums allowed by the ASP, specifically in the Low Density Contextual area.

As per the ASP, the Low Density Contextual areas shall provide a suitable transition in density and built form between existing Standard Suburban and new Low Density areas. The ASP clearly states that 1) Densities shall range between 12 to 20 units per gross developable hectare, and 2) Developments should demonstrate contextual sensitivity by addressing a. Adjacent buildings; b. Adjacent setbacks; c. Parcel coverage; d. Placement of balconies and windows; e. Appropriate height and massing; f. Architectural elements and finishing materials; and g. Streetscapes and building entrances.

Based on the applicant's total parcel size, .29ha falls in the 'low density contextual' area which would allow for 6 units to transition from the existing community east of 85th to the proposed 'low density' townhomes. In the discussions with the applicant, they have not indicated a willingness to adjust their current plans to build 16 two and three story townhomes in the 'low density contextual area'. This appears to exceed the ASP limits by 150%.

In summary, due to the applicant's withholding of a commitment to definitively state that they will honour the maximum densities allowable in the 'low density contextual' area as identified in the ASP, we are unable to support this application. The inherent request in this land use redesignation is for a potential 150% density increase over the ASP limits which would create a dangerous precedent. We ask that the Calgary Planning Commission and City Council address this community concern when reviewing this application. We also suggest as a proposed compromise solution that the 0.29ha 'low density contextual' area be designated as R-1s with the remaining parcel designated as R-2M, as this would ensure that the guidelines established by the ASP would be followed.

Sincerely,

Elio Cozzi
President, Springbank Hill Community Association
On behalf of the Planning Committee
website: springbankhill.org