



Dalhousie Community Association
5432 Dalhart Road N.W.
Calgary Alberta T3A 1V6



Sept 5, 2017

DCA Comments Regarding LOC2015-0104
(InterCare/Buckboard Road, 64th Avenue)

Overall Comments:

Dalhousie is an Established Area as defined in the Municipal Development Plan. We have two main zones:

1. The Community Activity Centre ("CAC") where we anticipate and invite reasonable re-development.
2. The remaining land is a Low Density Residential District, as defined in the Bylaw 1P2007 (Part 5).

The Low Density Residential District consists of RC-1 land use neighborhoods, with schools and greenspace allocated special status. This combination makes Dalhousie a desirable community and part of what makes Calgary an attractive city that scores well in global rankings.

This land use application pertains to two adjacent parcels with single detached homes on each, zoned RC-1 and FUD, and embedded in an entirely RC-1 land use neighborhood. Recently, the non-statutory Dalhousie Visioning Document ("DVD") was finalized. We would like to acknowledge and thank the Ward 7 office for their assistance in this regard. The DVD confirmed consistency of the Community vision with the Municipal Development Plan, including maintaining non-CAC land as Low Density Residential Districts with RC-1 land use. There are additional parcels of land in the Low Density Residential District area that may be redeveloped in the future and we would like to comment that sticking to a RC-1 land use in the non-CAC areas of the Community is consistent with past planning and is what the residents of Dalhousie support.

We appreciate Council's support for the Dalhousie Visioning Document, and those Councilors who have been strong advocates in support of the Community. As a Community, at this stage in the planning process for InterCare's proposed development we must rely on our City Council to express the will of the people and to advocate for us and support our vision to continue to be a great community.

The Dalhousie Community Association formally requests a comprehensive traffic study that takes into account anticipated traffic increases from not only the InterCare proposal but also the Birchwood proposal and the Co-op proposal, all three of which will use the same road (Dalhousie Drive). This is in keeping with the DCA's stated position that redevelopment in our area be conducted in a comprehensive, rather than piece-meal manner.

Specific Items:

With respect to the InterCare application, ideally, the DCA would like the parcels of land in the application to be designated RC-1 land use.

The two parcels are in the Low Density Residential District, where the appropriate and current contextual zoning is RC-1. The DCA supports RC-1 land use for these parcels. This is consistent with the community vision and the existing City designation of the Established Area and its Low Density Residential District.

On balance, the community supports the proposed nature of use (elder care). RC-1 zoning, legally permits Residential Care or Assisted Living to a maximum of 10 residents per dwelling and contextual height plus 1.5 meters up to a maximum of 10.0 meters (Bylaw 1P2007-399(1)(b)).

A 2-storey building with the legal maximum height of 10 meters is contextual amidst a neighborhood of 2-story homes with peaked roofs. The heights proposed in the DC bylaw 'Schedule C' are (12m 3-storey) and (16m 4-storey) and are not contextual. We believe that a mutually acceptable maximum geodetic height could be established and meet the legal parameters of RC-1 with room for minor relaxations, in context with the adjacent housing.

The RC-1 maximum lot coverage (45%) (Bylaw 1P2007-393) represents approximately 1,650m² of a single level floor space, we consider this more than adequate for the proposed land use (elder care).

The proposed DC bylaw significantly increases the land use intensity to a level that is not contextual. The proposed maximum of 140 residents, and current massing diagrams are far outside the bounds of the existing RC-1 neighborhood context and land use rules for RC-1. Structural coverage of the land appears to be in the range of 75%, far more than the permitted RC-1 limit of 45%.

The Local Resident Advocacy Group:

While the DCA appreciates the work done by a group of nearby residents (the BDRG) and the applicant to arrive at mutually agreeable land use concepts, the DCA would also like to note that Dalhousie residents who are not members of the BDRG have expressed concern that the last information session open to the public was in October of 2016.

With respect to the BRDG and Intercare talks some notable items of consensus include:

- On-site and underground parking in excess of the bylaw minimum
- Increased building setbacks and enhanced landscaping
- Primary access via 64th Avenue, with emergency only access from Buckboard Rd.

We note that non-BDRG community members have commented that access via 64th avenue creates concern regarding the traffic impacts outside of Buckboard Rd, and at the intersection. We also note that several nearby residents are not represented by the BDRG.

We understand that the letter submitted by the BDRG make 3 primary points:

1. The BDRG does not support the DC bylaw approved at the CPC.
We understand this is due to a failure to appropriately capture all agreed items, in particular height issues.
2. The BDRG asks for council's support for what they hope to be a "Jointly developed DC bylaw".
As we understand this is anticipated to incorporate some late changes to achieve agreement

between the BDRG and the applicant.

3. The BDRG supports first reading with deferral of second and third reading until the reading bylaw can be tied to development plans.

We understand first reading to be conditional on a satisfactory DC bylaw, one that differs from that passed by the CPC, and further understand that the applicant supports this approach.

Ideally the DCA supports RC-1 the existing land use for these parcels, and it is our view that the proposed DC bylaw permits land use that is too intense for the location.

Prior to seeing a final DC bylaw that is supported by the BDRG we cannot express an opinion on a DC bylaw, other than to agree with the BDRG's non-support for the CPC version of the DC bylaw. We expect the newer iteration of the bylaw will incorporate changes that were recently discussed.

As we do not control the process, we note that: in the event City Council votes in favor of a DC bylaw rather than the RC-1 zoning supported by the DCA, we expect any such DC bylaw to be to the satisfaction of the BDRG, at a minimum.

Lastly, we wish to recognize that this application is a departure from the RC-1 designation, which the DCA supports for that part of Dalhousie that is a Low Density Residential District. If the development goes ahead it should be seen as an exception. Although the City may be moving away from area redevelopment plans we feel a comprehensive plan, building on the Dalhousie Visioning Document, be undertaken for Dalhousie as a whole so as to not deal with redevelopment issues on a piecemeal basis.

Sincerely,

Neil Pozak
Dalhousie Community Association Board Member
Chair, Dalhousie Community Association Planning and Development Committee