

460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 F 403 201 5344

2020.01.17

**ATTN:**  
Councillor Druh Farrell

City of Calgary  
800 Macleod TR SE  
Calgary, AB  
T2P 2M5

**RE:**  
21 January 2020 Meeting of Priorities & Finance Committee  
PFC2020-0106 Bylaw Setback Reform

Dear Councillor Farrell and Committee Members,

On behalf of the CivicWorks, a Calgary-based urban planning consultancy that acts for developer-builders in Calgary's Established Areas, I'm writing to express support for the Notice of Motion Re: Bylaw Setback Reform.

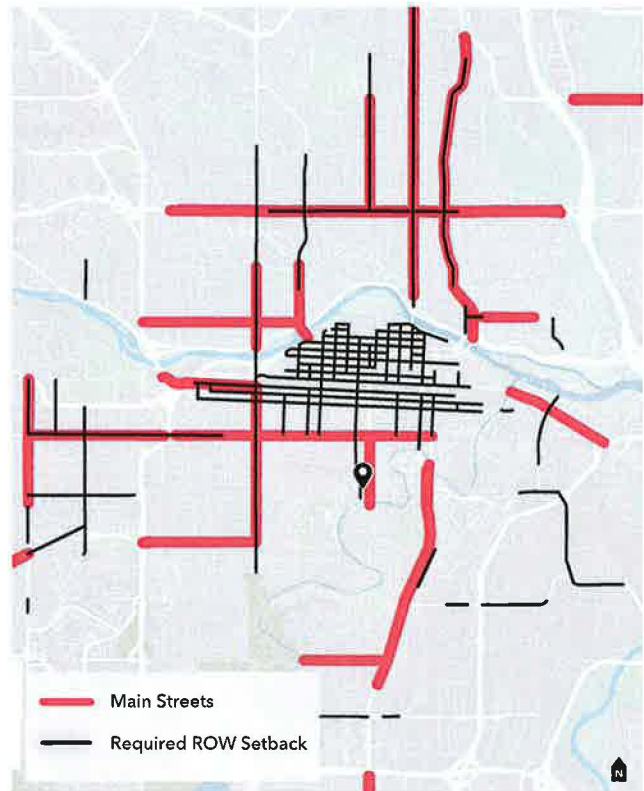
The CivicWorks Studio and our clients have encountered bylaw setbacks across multiple redevelopment projects. In our experience, it requires substantial time, effort and client resolve to overcome resistance and obtain approval from City Administration when trying to achieve high quality public realm, urban design and built form outcomes where bylaw setbacks are present. City Administration currently lacks proper guidance/consensus from a policy perspective on the purpose of these bylaw setbacks and flexibility to permit encroachments which leads to conflicting priorities between City departments.

With density comes amenity but the current approach creates lost opportunities for community benefit as many applicant teams abandon or forgo investments in setback areas on account of the extra time, energy and effort required to case-make and negotiate with Administration. Bylaw setback reform will help applicants, Administration and developer-builders to better realize the goals of our highest order policies and achieve higher quality built outcomes for all Calgarians. (Please refer to attached Bylaw Setback Example: Riverwalk Senior Living).

Sincerely,

**David White** | Principal  
BA, MScPI, RPP, MCIP

# BYLAW SETBACK EXAMPLE: RIVERWALK SENIOR LIVING



Item	Details
<b>COMMUNITY</b>	Cliff Bungalow
<b>STATUS</b>	Approved LU (LOC2018-0143) Approved DP (DP2018-3498)
<b>LAND USE</b>	DC 75D2019 based on MU-1
<b>SITE AREA</b>	0.19ha (0.47ac)
<b>UNITS</b>	141
<b>STREET CLASSIFICATIONS</b>	Neighbourhood Boulevard and Collector
<b>BYLAW ROW SETBACK</b>	2.134m (along 5 ST SW)
<b>ENCROACHMENTS</b>	<ul style="list-style-type: none"> <li>▪ <b>Above Grade:</b> Cantilevered building podium, Overhead canopy/awning;</li> <li>▪ <b>At Grade:</b> Public street trees, planted boulevard, private trees, planted building frontage, street furniture, bicycle racks;</li> <li>▪ <b>Below Grade:</b> Underground parking structure (at corner cut).</li> </ul>

## Project Summary

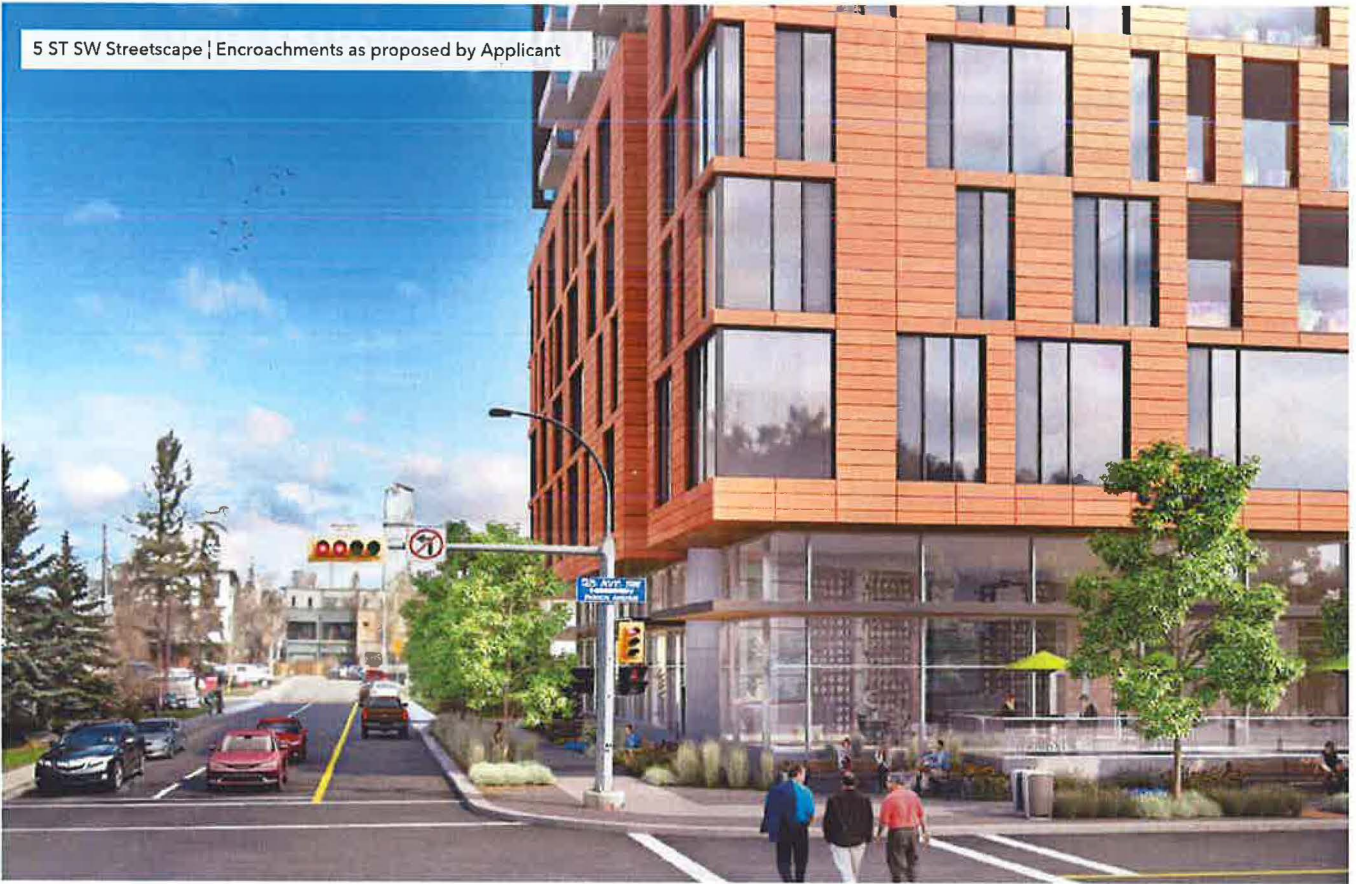
Riverwalk is a rental residence for seniors located in the inner-city community of Cliff Bungalow – just steps from one of Calgary’s vital Main Streets, 4 Street SW.

In an effort to promote social interaction, improve walkability, provide green infrastructure and a pedestrian oriented active edge to the development (Riverwalk Senior Living) the applicant proposed encroachment into the public right of way on 5 ST SW and on 25 AV SW.

All proposed public realm enhancements within the public right-of-way (5 ST and 25 AV) and on private property within the Bylaw setback area along 5 ST were proposed as developer-funded enhancements.

The Detailed Team Review (DTR) requested that all encroachments (i.e., street furniture, trees, landscaping and other) be removed from the bylawed 2.134m setback area at grade. The portion of the building podium at grade and above grade (up to 9.0m in height as per bylaw requirements) was requested to be changed so as to not encroach into the bylawed 2.134m setback area. The images included here were created to demonstrate the built outcome that would have resulted as requested in Administration’s DTR

5 ST SW Streetscape | Encroachments as proposed by Applicant



5 ST SW Streetscape | Encroachments removed as requested by City Administration

