

Community Association Comments

2019 September 19

We have studied this application and circulated the people most directly affected and send this letter as a preliminary response to this application. We feel that there is more consultation needed before our final letter can be sent but that might have to wait until the Development Permit stage.

In general the Community Planning Committee has no objection to this Land Use change but we do have a few comments and requests we would like you to note which we will be bringing forward at the Development Permit stage of this application.

We would like the recommendation to have access and egress only from 73rd Avenue S.W., which is part of the current zoning, to remain in place with only emergency access from 5th Street SW. It is our understanding from the Developer during a meeting on 10th September 2019 that this is his wish also. We request a CPTED review for this site.

We were told by the Developer that they propose one level of underground parking with the rest to be surface parking. We would like to see parking to meet bylaw requirements with preference for additional covered parking below grade if needed.

We would like to see a landscaping plan.

We have a concern with the indication that there will be "0" setback on the West side of the building when the current zoning requires 14.8 meters. The 14.8 meters was to allow more privacy to the single homes immediately to the West. We recommend that the City work with the Developer to come up with a reasonable solution.

Previous DC zoning had landscaping privacy screen requirements using trees for east and west sides. Partly solid or opaque deck glass and/or transom windows should be considered.

Using the Calgary Municipal Development Plan (MDP) and Developed Areas Guidebook as guidance, we propose to work with the file manager and Developer to come up with a sensitive compromise to address the concerns.

Another consideration discussed at our meeting with the Developer was a multiple Development Permit sponsored by the Developer for the most directly affected properties adjacent to the east and west ends of this project to be allowed privacy screening beyond 2 metres in height without having to apply individually for a Development Permit.

We have had a strong concern from a resident of the Condo's to the East of the site with regard to shadowing of her property from 4 pm daily for most of the year. We wonder if the developer could look at changing the design and placement of the building on the site and would like to see some options rather than two straight 6 storey blocks.

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We request that consideration be given to a Pedestrian pathway along the East side of the area. There is a strip of land between the PBA Land and the fence of the Condominiums that belongs to the City. We would like to suggest a contribution from the developer towards a pathway between 73rd and 75th Avenues, also back lane paving to accommodate emergency vehicles from the west end of the site to 5th Street and a pedestrian walkway from 4A street to 5th Street to enable residents from the North of the community to access points south and our shopping centre.