

Smith, Theresa L.

From: Alexis MacKenzie <mackenzie.alexisclaire@gmail.com>
Sent: Wednesday, July 12, 2017 1:57 PM
To: City Clerk
Cc: notsarina1600@gmail.com; Woolley, Evan V.
Subject: [EXT] File Number LOC2017-0028

I am a homeowner and resident of the community of South Calgary. I live along 16th Street SW. I wish to register my opposition to the development proposed by Sarina Homes for siting along 33rd Avenue SW between 15th Street and 16th Street SW.

The density proposed by Sarina for this site is entirely insensitive to the scale and character of this community. It contravenes existing planning guidelines and if approved will exacerbate already serious problematic issues of parking and traffic, particularly evident along 33 Ave, 32 Ave, 34 Ave and 16th Street all to 26th Ave.

A strong deterrent message needs to be sent to Developers who waste community energy and time by running excessively over-density projects like this up the flagpole. This behavior inhibits true compromise and collaboration between developers and community residents that could result in sensitive and more appropriate densification of the inner city.

In regard to ARP amendments, my view is that commercial uses and higher density mixed uses should be limited to the existing nodes at 33rd Avenue and along 34th Avenue, where appropriate infrastructure is in place or could be efficiently upgraded.

Thank you very much,
Alexis MacKenzie

RECEIVED
2017 JUL 12 PM 2:08
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Aaron - Progressive Health <progressivehealth@shaw.ca>
Sent: Wednesday, July 12, 2017 2:19 PM
To: City Clerk
Cc: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima; City Clerk
Subject: [EXT] File Number LOC2017-0028
Attachments: LOC2017-0028 Aaron McDonald July.pdf

Dear City Councillors & Mayor Nenshi

CC: City Clerk

Please find attached my letter (in PDF form) expressing my objection to the application for land-use amendment (LOC2017-0028) proposed for the 1600 block of 33rd Avenue SW. The Project was recently given a Refusal recommendation by the Calgary Planning Commission but the developer has elected to move forward to Council on July 31st.

Altadore / South Calgary has experienced significant growth since the ARP was constituted in 1986 with population up 43% according to census data. This would put our community in the top decile of population growth from established communities. Our residents have embraced the density to date and will continue to support density. Yet, the opposition to this specific land use amendment is almost uniform by the community. Why has a community that has embraced density historically now so diametrically opposed to this specific project? Its because this project is not modest, not sensitive to adjacent resident and would permanently change the character of our neighborhood. Our view was validated by the CPC Refusal recommendations

The South Calgary / Altadore community and its residents are asking that 1) The city genuinely examine if this application is indeed "modest" 2) take into account the almost uniform opposition to this development 3) acknowledge that the community has not yet had its input in any shaping 33rd Avenue changes and LOC2017-0028 will permanently alter the community with an extreme over-development of the site.

Aaron McDonald
1713 32nd Avenue SW
progressivehealth@shaw.ca

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2017 JUL 12 PM 2:32
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: J Tufts <tuffsjennifer@gmail.com>
Sent: Wednesday, July 12, 2017 11:21 AM
To: City Clerk
Subject: [EXT] Plan 4479P Block 62 Lots 1-12
Attachments: LOC2017-0028 - Applicant's Submission (1).pdf

Please find attached a letter for inclusion of the Public Hearing in the Council Chambers Calgary Municipal Building, Monday, July 31 commencing 9:30 am.

Please confirm by reply that this letter has been received and distributed to council members.

Best,
Jennifer.

--

Jennifer Tufts B.A. BEd. M.A.
587-777-9277

RECEIVED
2017 JUL 12 PM 2:39
THE CITY OF CALGARY
CITY CLERKS

July 13, 2017

cityclerk@calgary.ca

City of Calgary Agenda of Council.
700 Macleod Trail SE
PO Box 2100 Postal Station 'M'
T2P2M5

re: LOC2017-0028 (Plan 4479P, Block 62, Lots 1-12)

Dear: Mayor Nenshi, City Counsellors & Planning Commission:

The land, 1624 33avenue, is included in the current application for rezoning. All project engagement with the community has not included 1624 33avenue in the proposed development project. I am concerned that by including 1624 33avenue in this rezoning application, the city is consciously paving the way for the project to become, instead of what has been presented to the community, an entirely different project. Please consider the breadth of the application in context of the entirety of the project and proposals for the 1600 block.

Specifically, is this a 1600 block project or a 1-phase project or a 3-phase project? If it is a 1-phase project as presented, 1624 is not required.

If it is a 3-phase project, subsequent applications for 1632, 1636 & 1640 are forthcoming and this decision, if approved, paves the way for piecemeal development.

If it is a 2-phase project as presented, a subsequent application would include 1624 with the west half of the 1600 block. In this permit process the city is able to both support the current development project and uphold the integrity of the project plans.

As a resident on the 1600 block, I have been very affected by this project and as I navigate how I will proceed with my land and quality of life, it is important to me to fully understand the breadth of this project. It is also important to me to know that my city upholds the transparency that it has created as it transforms Calgary into a world-class city. Development engagement with the community has presented a development proposal that includes 1602, 1606, 1610, 1616, & 1620. By allowing for 1624 to remain in the rezoning application, the integrity of the proposal is not supported by city permissions as it leaves a gap for the developer to manipulate.

Please model and uphold sustainable, comprehensive and most of all transparent planning for the city of Calgary.

The proposed LOC for Sarina project provides South Calgary and Marda Loop residents an opportunity to revitalize the 33avenue block – transform it even, into a dynamic community complex that straddles parks and is close proximity to downtown. The project also provides the developer, Sarina Homes, an opportunity to provide and contribute a flagship main-street initiative living multi-use complex: one that is respectful of established residents and that welcomes new homeowners into the community. Sarina has the opportunity to improve the community and provide a development project that sets the bar high for future main-streets initiative projects.

It is possible that due to the gap in alignment of the current proposal and all community engagement sessions and information regarding the development project of the current application, the larger vision that aligns with main street initiative is at risk. I request the city to uphold the integrity of the planning process to ensure all stakeholders are accurately provided the planning information needed to proceed alongside the community development initiative.

A comprehensive application should reflect the broader vision and integrity required to build strong communities. This rests on transparent engagement sessions and deliberate decisions that support the future development needs of the community. Approving the application in its current state leaves a gap in planning permitting the developer to shift plans from what community engagement has been to date.

Please remove 1624 33avenue from the current application approval discussion. This ensures that the application accurately reflects the proposal presented by Sarina and the city to the community and requires Sarina to proceed with development projects in an inclusive and transparent manner. Removing 1624 33avenue provides Sarina an opportunity to move forward with either a 1 or 2 phase project as was proposed.

Jennifer Tuffs

Smith, Theresa L.

From: Katharine Eirich <eirichk@shaw.ca>
Sent: Tuesday, July 11, 2017 4:23 PM
To: Woolley, Evan V.
Cc: Office of the Mayor; Pincott, Brian; City Clerk; Marda Loop Concerned Residents
Subject: [EXT] File Number LOC2017-0028

I would like my voice heard regarding the proposed development.

While I understand that the city wishes to increase density in some inner city areas this proposal is far too aggressive for the block.

I really hope that our counsellors and mayor will listen to the local residents. An apartment style building stuck into a single/duplex residence block is not in keeping with the neighbourhood feel and will be visually jarring, cause excessive traffic, shadowing to the homes behind it and invade the privacy of the homes and yards of the people on that block. People make decisions on where to purchase their homes based on existing ARPs and though they may be updated and adjusted this proposal is vastly different from what is currently in place. I wouldn't purchase behind an apartment building.

Please do the right thing for your constituents and show us that you are on our side.

I look forward to hearing your support.

Thank you,

Katharine Eirich

1719 32 Avenue SW

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2017 JUL 12 PM 3:12
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Mark Ross <rmrcalgary@shaw.ca>
Sent: Wednesday, July 12, 2017 1:32 PM
To: City Clerk
Cc: notsarina1600@gmail.com
Subject: [EXT] File Number LOC2017-0028

Dear City Council Members,

I would like to go on record as strongly opposing any change of land use designation that Sarina Homes is proposing for 33 Ave SW in South Calgary. Apparently they are requesting the change in land use in order to develop a multi-storey condo building (I've heard from 4 – 6) across the street from my home.

I have owned and lived at 1631 33 Ave SW for the past 12 years and prior to that lived in Garrison Woods as well. I love the community because it is an older neighbourhood which has always been very family-oriented and zoned accordingly. One block away we have the community association, library and parks. Many old growth trees throughout the neighbourhood as well. The renewing of South Calgary / Marda Loop over the years has always been welcomed as there are many new homes now intermingled among some lovely older homes. People buy and move into this neighbourhood because, as stated, it is a lovely old, family-oriented community with a family dwelling designation of R-C2.

As it stands now, I see many lots w/in South Calgary/Marda Loop being converted to side-by-side homes on the same lot. That's doubling the density. In fact, my current home is a side-by-side. We actually have a neighbour just behind us that as just completed a (3) side-by-side-by-side townhomes on the same lot for his children to move into. That's doubling & tripling the density of our community which I feel must meet the City's expectations to increase density w/in neighbourhoods, while still maintaining the look & feel of lovely old, family-oriented communities.

I don't believe anyone in South Calgary/Marda Loop have any issues w/ these side-by-side types of dwellings, but certainly, any current residents planning to remain in the neighborhood definitely have issues w/ this proposed 4-6 storey condo complex being built right in the middle of our family oriented community. As I understand it, the Development plan for our area has what I would classify as a business district (several block area around 33rd Ave & 20th St) which has businesses & larger condo complexes. This is the place for this proposed development as well.

Major concerns I have re: building 4-6 storey condo building across the street from my home:

- Parking will be a nightmare
- Increased traffic
- Increased noise
- Safety ?
- Will decrease my property value
- Not to mention having an apartment building across the street as opposed to nice family homes

Yours truly,

Mark Ross
1631 33 Ave. SW
Calgary, AB. T2T 1Y6
Email: rmrcalgary@shaw.ca

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2017 JUL 12 PM 3:15
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Margaret Lindsay <buzzdog1@me.com>
Sent: Wednesday, July 12, 2017 6:54 AM
To: City Clerk
Subject: [EXT] LOC2017 0028

Hello Mr Friedman, this is a follow up to previous letters I have sent to you.

Although progress has been made in changing the height of Sarina's proposed multi family structure it is still not enough to be in keeping with the neighbourhood. The density modifier seems now to have been removed. I am not sure what this means. Does it mean increased number of people?

Also the original request was for 6 stories. We all wanted 3 stories. I thought we were now up to 4 stories but is this now back to 5? This is too high for the neighbourhood. It is very unfair to the residents on 32 Ave who will be behind such a tall structure.

Although I totally agree with increasing density in the area I do NOT agree with such a large and densely populated proposal. Please see that our neighbourhood is one where families matter and putting up large indiscriminate structures is not in keeping with the family concept of the area.

Thank you for your consideration.

Margaret Lindsay

Sent from my iPhone

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2017 JUL 12 PM 3:15
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Matt Stobart <Matt.Stobart@cnrl.com>
Sent: Tuesday, July 11, 2017 2:55 PM
To: City Clerk
Subject: [EXT] File Number LOC2017-0028

RECEIVED

2017 JUL 11 PM 3:20

**THE CITY OF CALGARY
CITY CLERK'S**

Hello,

I am writing to voice my extreme opposition to the Sarina Homes project being proposed on the 1600 block of 33rd Ave SW. I live at 1633 32 Ave SW, directly behind where the original proposal was located. Now that the proposed building only covers 5 lots on the east end of the block, my concerns still remain the same.

My wife and I have lived in our house for almost 2 years now, and prior to that I lived in condo buildings in and around downtown for 10 years. I am by no means opposed to condo buildings, and I am by no means opposed to higher density developments. But I am in favour of logical and well thought out developments, and this Sarina proposal does not fit either of those categories.

I can appreciate that Sarina Homes has amended their application and has made some changes based on resident feedback, but the changes still don't classify the proposal as something that would fit in the community. The overall height of the building is still the major concern. There are 5 and 6 story buildings located in the Marda Loop Business District to the west, which makes sense given that it's the business district with restaurants, bars, convenience stores and coffee shops. Where the Sarina project is being proposed, there are no local businesses, convenience stores, restaurants, bars or coffee shops within 4 blocks. The proposal is 5 blocks from the edge of the business district and those 5 blocks are made up of 2 story single family detached homes, duplexes and fourplexes. Those types of homes do not make a modest transition to the Sarina project which is what the South Calgary ARP and the MDP currently call for. The 18m Sarina building will stick out like a sore thumb, being surrounded by 2 and 3 story dwellings for a 4 block radius. Many of the homes between the Sarina project and the business district have also recently been built and redeveloped, so it is unlikely anything will be built in the future that makes for a smoother transition.

Parking in the neighbourhood can at times be a nightmare, especially during summer months when soccer, swimming and other activities are happening at the South Calgary Park. In any of the condo buildings I have lived there has never been enough parking as many residents have 2 cars per dwelling. That parking spills over into the neighbourhoods, where it is often difficult to park in front of, let alone anywhere close to one's home. This development will only make parking more difficult.

33rd Avenue, although a major corridor, does not handle traffic well and is continually backed up in peak times. Adding 80 units to this one block will dramatically increase that, with people continuing to spill over onto 31st and 32nd Avenue and speeding through the playground zones. Traffic will also increase due to in all the detours that are going to be necessary when digging up roadways and trying to tie in to the old infrastructure the neighbour has with water lines. Without upgraded water lines, the road closures and detours are only going to increase.

Backyard privacy and views will be lost by the people behind the development who pay a premium for those views and a south facing backyard, not to mention the shadowing that will occur in those yards at certain times throughout the year.

With regards to the Main Streets Initiative, Sarina homes is attempting to gain approval for this project before there is even a plan for the 33rd Avenue Main Street. That is completely putting the cart before the horse. The Main Streets proposal should be dictating what kind of developments are appropriate and not the other way around. To have the Sarina building dictating what other developments would be appropriate holds no logic whatsoever and is irresponsible. Since the Main Streets initiative has not been brought before Council for 33rd Avenue, the current statute of the ARP should be followed as that is the only plan that has been implemented.

I am all for the development of this block. Row housing, townhouses, duplexes, fourplexes etc. will not only have the desired effect of bringing more families to the neighbourhood, but will also increase the density in the area to a level that is already greater than the MDP's target level.

I am by no means anti-development, but I support developments that are logical and fit in with the surrounding areas. There is no logic with this project and I believe it is irresponsible of city and community leaders to support a project such as this at the expense of the many existing residents who are very much opposed to the project.

Thanks,
Matt

MATT STOBART
Westlock Area Surface Land Administrator
Canadian Natural Resources Limited
Ph: (403) 386-5431

Smith, Theresa L.

From: Douglas Leitch <leitchdoug@shaw.ca>
Sent: Thursday, July 13, 2017 9:34 AM
To: notsarina1600@gmail.com; City Clerk
Subject: [EXT] Fwd: LOC2017-0028 Sarina 1600
Attachments: Scan0043.pdf

RECEIVED
2017 JUL 13 AM 9:37
THE CITY OF CALGARY
CITY CLERK'S

Sent to all address's on list provided

----- Forwarded Message -----

Subject: LOC2017-0028 Sarina 1600

Date: Thu, 27 Apr 2017 18:51:28 -0600

From: Douglas Leitch <leitchdoug@shaw.ca>

To: jarred.friedman@calgary.ca

CC: "Lauren Maker development"@mardaloop.com, Matt Stobart <mjstobart@gmail.com>, "Lauren Maker development"@mardaloop.com

Planning & Development

ATTN: Mr. Jarred Friedman,

Dear Sir,

As a longtime owner of an adjacent property the opportunity to submit comments on the referenced Application is appreciated and necessary.

Some of my concerns and objections to Sarina's LOC2017-0028 Application are based on;

-proposed height of building.....ridiculous, from existing two story to six story is NOT an acceptable transition in this residential area

-substantial loss of in my property value

-loss of privacy in my back yard

-severe shadowing in my south facing backyard

-increased traffic flow.....traffic speeds down 32rd Ave. through Playground Zone, attempting to beat the light and traffic at the control lights at 33rd Ave and 14 St.

-street parking

-represents an increase in density of some 1500%

The proposed Sarina Homes development creates a "Leap Frog" scenario where a high density project is parachuted into a zone of established low density housing and fails

to provide any transitioning or buffering to existing residences. This is contrary to other redevelopment projects completed to date, and the objectives of future development!

[View full report of what we've learned](#)

+ Local statistics and growth targets

+ Market outlook

- Existing local planning

✓ Local planning

33 Avenue SW is guided by the [Marda Loop Area Redevelopment Plan](#), approved by City Council in 2014. Public engagement, policy creation and internal City of Calgary review was directed by the goals and objectives of the Municipal Development Plan. The boundary of the Area Redevelopment Plan, however, does not fully align with the Municipal Development Plan boundaries of the main street areas. The plan is mostly limited to parcels that front 33 Avenue SW from Crowchild Trail SW to 18 Street SW. As a result, there is no policy direction to address development transition into the adjacent residential communities which have lower density. The current land use districts from 18 Street SW, east to 14 Street SW remain so residential redevelopment has been underdeveloped and unable to support the redesign of the roadway and a higher quality streetscape.

✓ Current zoning

33 Avenue SW is the heart of Marda Loop. Current zoning does not allow for the achievement of the vision set out in the Marda Loop Area Redevelopment Plan. If fully built out, current zoning would barely allow for population and employment to reach Municipal Development Plan targets for main streets. Current zoning allows for a variety of mixed use development along 33 Avenue itself (west of 19 Street SW) and provides for a mix of apartment housing in the blocks to the south. To the north there is little to no transition from mixed use or apartment housing and on either side there are few opportunities to develop row or townhouses. Rezoning could help implement the vision set out in the Marda Loop Area Redevelopment Plan and allow for more choice and diversity in housing, while enabling more residents and businesses to choose Marda Loop.

+ Heritage

What's next

All of the public input and discussion with experts throughout the project included one common concept; focus the effort of the Main Streets initiative work on a few key or strategic streets in the short term to maximize chances of success. By analysing local input, economic information and infrastructure investments, the Main Streets team identified which main streets are good candidates for development and growth in the near future.

Once that success has been tested, it will then be applied to main streets across Calgary as the timing for growth makes sense based on the unique needs of each street.

Perfect opportunity for
1-3 storeys,
• semi-detached, duplex, suites
• Row House, Town House
and keeping with the integrity
of existing residential context &
much better than proposed high
density complex being "parachuted"
into a zone of established
residential low density housing.

Smith, Theresa L.

From: Cathy Redfern <redfernc@telus.net>
Sent: Thursday, July 13, 2017 12:53 PM
To: City Clerk
Cc: Marda Loop Concerned Residents
Subject: [EXT] Re: Sarina 18 m Development on 33 Ave. S.W. in South Calgary

Dear Mayor and Councillors,

I am opposed to the 18 m (5-storey) development (MU-1f2.55h18) by Sarina Development on 33 Ave. S.W. in South Calgary. The height of an apartment building is against the zoning in the area and would dwarf heritage homes to the north.

Density

The South Calgary community is a sought after neighbourhood due to its gentrification activity. Many of the original homes were built on two lots and, with the new development, the neighbourhood has done its duty in doubling the population and the cars and the traffic to meet the increased inner-city density plans of the city.

Parking

The neighbourhood has excellent community sports amenities (summer pool, soccer, baseball, volleyball and hockey), a library, community centre and fire hall. But all of these facilities and services need parking. Every day, the 32 Avenue area between 14th and 16th streets are filled to capacity with parents, children and team players. With Sarina's shortfall of parking spaces for their development, that means overflow parking will encroach on user parking for these amenities.

Traffic

When I moved to South Calgary in 1982, of course there was very little traffic. However, with the gentrification, you will be hard pressed to complete a left-hand turn onto 33rd or 34th Avenues due to increased traffic density. As well, the developments west of Crowchild trail, with more corporate expansion (Atco, UFA, etc.), new multi-storey apartments and the student traffic from Mount Royal University, adds to the east-west congestion through Marda Loop and South Calgary. This is affecting many communities, including Mount Royal. Traffic studies should show that traffic volumes are near capacity.

Architectural Transition

Many of the new homes are now building to three storeys in South Calgary. I would not support Sarina's development above three storeys. There is no transition from one level of housing to a 5 storey apartment complex.

In Conclusion

I strongly suggest that City Council refuse the Sarina development and the amended land-use applications.

Cathy Redfern
1802-32 Ave. S.W.
Calgary
403-461-5568

RECEIVED
2017 JUL 13 PM 12:56
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: irma vache <dejongeh04@yahoo.ca>
Sent: Thursday, July 13, 2017 2:59 PM
To: City Clerk
Subject: [EXT] File#LOC2017-0028

Re: Proposed development in the Marda Loop community by 1600 Sarina.

This being a 6 story condo building on the north side of 33rd Ave.
between 15th and 16th Street S.W.

In regards to the above proposal in the Marda Loop district, I would like to inform you that I am against the project. Many reasons would suggest that this is not a well thought out plan.

1. At present this is R2 zoning, a building of this size is not in keeping with the surrounding community.
2. Zoning being sought is for 26 meters which could have a 6 story building potentially turn into eight stories.
3. The proposed 190 units, with 190 or more vehicles added to visitors vehicles would put an unreasonable strain on 33rd Ave. Can you imagine trying to make a left turn onto 33rd? Not to mention parking problems. Thirty-third carries its share of traffic now and more traffic would have an adverse impact all the way to the West Hills area.
4. Thirty-third Avenue is the main corridor for the Garrison Woods area as well, adding more stress is not reasonable. I would suggest that Marda Loop has done its share in added high density.
5. The shadowing effect on existing residences, particularly the Marda Loop Community pool is a real concern.

I would appreciate your considering the aforementioned concerns when this matter is presented to council.

Respectfully

Helen Gurnsey

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2017 JUL 13 PM 3:54
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Christopher Ellyin <CEllyin@empsoncanada.com>
Sent: Thursday, July 13, 2017 12:30 PM
To: City Clerk
Subject: [EXT] LOC2017-0028

RECEIVED

2017 JUL 13 PM 12:55

THE CITY OF CALGARY
CITY CLERK'S

Dear Sir/Madam,

This letter is to advise you of my strong opposition to the proposed Sarina development on the 1600 block of 33rd Avenue.

As a long-time resident of South Calgary I have watched the significant densification of the neighbourhood over the last 10+ years. Although I have been a supporter of increased density within the inner City, many of the developments have respected the scale and fit within our residential area. For example, the two townhome developments on 15th Street and 29 Avenue and the multitude of attached houses built throughout South Calgary.

However, over the last 3 years, you have permitted two large scale projects that are going to have an enormous impact on the traffic, livability and dearth of green space within South Calgary. Specifically, within the next couple of years you have two residential condominium developments at C Space King Edward, a 30+ unit condominium development at 30th Avenue and 14 Street and now a proposed 80+ unit development at 16th Street and 33rd Avenue. The significant impact of all these major developments need to be taken into account when assessing the viability of the Sarina project.

My major concerns are as follows:

1. **Traffic:** There has been a dramatic increase in traffic (both due to increased density and being a cut through) within South Calgary and this will be increasing significantly with all the tenants and visitors going to C Space and the new condominium developments on 29th and 30th and 33rd Avenue.
2. **Safety:** It is already dangerous for children to cross 16th Street and 30th and 32nd Avenue to access the South Calgary park due to traffic and speeding concerns. Despite the community's protestations, the City has never been able to provide any containment or solution to the traffic and speeding within South Calgary.
3. **Low density:** The Marda Loop and South Calgary Redevelopment plans clearly stipulate that this is a low density neighbourhood and the proposed Sarina project is in clear violation of the plan. Home owners purchase their houses with an understanding that the plans are in place and to be upheld by the City. As such, it would be appropriate for the City to respect the residents and home owners of South Calgary and enforce the current redevelopment plan.
4. **Green Space:** It is my understanding that South Calgary has (possibly) the lowest amount of green space per person in Calgary due to all the densification and the C Space development. As a citizen of Calgary our families should be entitled to same amount of green space and quality of life as other communities within the City.
5. **Precedence:** At the community hearings for the C Space project the city planners promised that no other large scale and high density projects would ever be approved for the South Calgary community. A scant three years later we are faced with another high density proposal that will negatively impact the quality of life of residents within our community.

There are a myriad of issues and concerns with the Sarina project and its suitability for a neighbourhood like South Calgary. It is my hope that you recognize these major concerns and the reality that South Calgary has taken on more than our fair share of the high densification projects within the inner city.

Please respect the voice of the people and do the right thing by rejecting the Sarina condominium development.

Thank you.

Christopher Ellyin

Chief Operating Officer
cellyin@empsoncanada.com

Empson Canada

Unit 406, 3332 – 20 Street SW
Calgary, Alberta

T2T 6S1

Tel: 403.503.9995

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www.empsoncanada.com



Gee, Kristin

RECEIVED

From: Heather White <h_white@telusplanet.net>
Sent: Monday, July 17, 2017 3:56 PM
To: City Clerk; Office of the Mayor; Chu, Sean; Colley, Richard; Diaper, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima
Cc: notsarina1600@gmail.com; 'Heather White'
Subject: [EXT] File Number LOC2017-0028
Importance: High

To Whom it May Concern:

I am writing to express my strong opposition to the proposed development by Sarina Homes in the heart of our Marda Loop residential neighbourhood. The proposed 6 story development does not complement the surrounding low-rise, single family residential tone of the neighbourhood and violates the current Marda Loop and South Calgary ARPs. While those ARPs may be older, they still represent the views and interests of community members and until those ARPs are either updated or a new community input process is put in place, this type of spot-approval for such significant, high impact development is unacceptable and unfair to the neighbourhood and community.

While I am a supporter of densification and the Mainstreets concept, I am concerned the proposed development is seeking approval outside of the principles of Mainstreeting. It is my understanding that one of most important principles of Mainstreeting requires the input/insights of the residents and hearing from residents about what we value in terms of neighbourliness, social cohesion and community development. It appears this developer is attempting to circumvent the Mainstreets approach by pushing this approval forward before Mainstreet processes implemented as currently planned for this fall. It is understood that Councillor Woolley campaigned on densification and mainstreeting however I don't believe this development nor this push for approval honours City commitments to citizen engagement or the spirit of the Mainstreeting principles.

Council states a belief in evidence-based decision-making. Research on what makes for a strong neighbourhood indicates it is essential that significant changes in land development take into consideration the views of residents to ensure an adequate balance between development interests and support for social cohesion, social inclusion. Rapid over-densification, can throw a neighbourhood into chaos – if not immediately, certainly within a decade or two when poorly planned and developed buildings begin to degrade and cannot be maintained.

Marda Loop has already suffered the results of developer driven decision-making and poor planning. The Shopper's Drugmart building at the corner of 20th Street and 33rd Ave that has poor set-backs, straight-up stacking of over 6 stories which completely shadows the south side of the street thereby keeping the sidewalk cold throughout the summer and icy throughout the winter is one example. Allowing the Safeway to be developed at a dead-end street along with all sorts of new businesses within recent years in the same area has created a pedestrian nightmare and traffic chaos.

I am particularly concerned about the following issues:

- The proposed development does nothing to ensure an appropriate transition of development intensity, use and built form between the surrounding low-density residential areas, it does not complement the established character of the area and creates dramatic contrasts in the physical development pattern
- Height and density of the proposed development is not in alignment with the surrounding houses and does not respect the existing scale of the street
- The proposed development does not limit the impacts of shadowing on neighbouring streets, parks and properties

- Pedestrian safety will be further compromised with the increased density of traffic due to the proposed development – our neighbourhood is already suffering from huge traffic increases due to densification of surrounding areas despite what the transportation department claims....try living here!
- Parking and traffic in the immediate area are already extremely difficult due to the local, highly used park (including soccer pitches, playground, tennis courts and beach volleyball courts, farmers' market, community gardens, outdoor ice rink and a pool), the library and the soon to be on-line CSpace condominium and non-profit arts hub and therefore spill-over into the surrounding streets is inevitable
- Bicycling will become impossible along 33rd with such high density as it is already a crowded and too-narrow a street for proper cycling

Based on the points noted above, I believe this application is in sharp contrast to the spirit and principles expressed in the MDP which clearly states "Intensification and change will continue to occur within the Inner City Area however, it is important to maintain stable family neighbourhoods". By their own description, this development is targeted at first-time condo buyers, singles and young professionals, who will not remain in the building for the long-term once they begin to have families.

I look forward to Council's decision to **delay approval of this project until the Mainstreet engagement, consultations and resident co-design takes place this fall as currently planned.**

Sincerely,

H. White
1735 32 Ave S.W.
Calgary, AB T2T 1W1



Virus-free. www.avast.com

Jacqueline Roy

1521 32 Ave SW • Calgary, AB • Phone: 403229-4360 • email: roy Yates@shaw.ca

CPC2017-269
Attachment 3
Letter 13



RECEIVED

2017 JUL 18 AM 8:22

THE CITY OF CALGARY
CITY CLERK'S

July 17, 2017

The City of Calgary

File Number LOC2017-0028

Dear Mr. Mayor and City Council:

I am writing you as a concerned resident of South Calgary. We have a home on 32nd Ave SW facing the park behind the library. We love our community but we have noticed some drastic changes in walkability, traffic, and parking in our area.

We are often unable to park in front of our home in recent years, and more concerning, cars have been increasingly shortcutting on our street to avoid the congestion on 33rd (often at excessive speeds), endangering our children as they try to cross the street to enjoy the park, community centre and library.

When we first moved into our home in 2007, we would often walk to the shops on 33rd avenue. We don't do this as often as we used to. The construction of the building that houses Shoppers Drug Mart has created a shadowed wind tunnel on that block of 33rd (an example of poor planning and conceptualization), so we avoid walking along 33rd for this portion. Also, we have noticed that the time it takes to get out of our area by vehicle has increased significantly. Turning into the Garrison Woods/Altadore areas when traveling West on 33rd on either 20 Street or 22 Street has become very congested and you can sometimes sit at either intersection for two or more light changes. As a result, we no longer go to our local Safeway or other local businesses in Garrison, as the congestion getting in and out is too frustrating.

I have read justifications that state that traffic hasn't increased that much in our area. I'm sorry, but the ability to *move through* the community is significantly hampered—recently, on our way to the airport, we noticed that traffic going into downtown was backed up from 14 Street up to 20 street, at 9:30 in the morning, long past rush hour (and no construction). How is this not congestion? These commuters then fly through 32nd and have on several occasions nearly mowed down a child or two. Our children should be able to enjoy their community. As they get older they want to take their bikes out and visit friends in the community, but I don't feel they can do so safely. My greatest fear is that they will be struck by an impatient driver. This type of traffic destroys community, because if we can't enjoy public spaces, there is no community. How can you expect families to be enticed to inner city areas if their children can't even cross our streets safely?

I ask that, as a new grocery store just opened on 33rd (Blush Lane) and 500 condo units *have already been approved* for the area, that you consider how this will affect our community with unmanageable congestion and decrease its appeal to shoppers and home buyers. Although we agree with increasing density, moving ahead without careful planning and evaluation would be negligent and potentially harmful to our community. Further development should only be considered once the effects of these new residences and businesses have been evaluated. Growth is great, as long as it's thoughtful, responsible, controlled, and prudent. Please, don't destroy our community further, it can barely withstand the growth it's already encountered—never mind what's already ahead.

Is your long-term vision a mish mash of towering buildings butted next to small, sandwiched houses? Or a community that looks well planned and cohesive? I hope the latter.

I would like to see a building that is no taller than two stories, preferably townhouses. This will increase density without having negative effects on the houses to the south of the develop and only a moderate and hopefully manageable effect on traffic, while also matching the height of surrounding buildings, thus not creating an out of place towering eyesore.

Please, consider the future of our community as a whole. Thank you for your time and consideration.

Sincerely,

Jacqueline Roy

Jillian Brodeur

3304 15 Street SW
Calgary, AB, T2T 5X8
403-816-9971
brodeur@shaw.ca

July 17, 2017

City Clerk
Ground Floor, Administration Building (Municipal Complex)
313 - 7th Avenue SE
Calgary, Alberta

To all concerned,

I am writing as a homeowner regarding my concerns about the proposed Sarina 1600 development. The City of Calgary has received an application for a Land Use Amendment on six lots encompassing 1602 through 1624 33 Avenue SW (LOC2017-0028). This application coincides with proposed amendments to the Calgary/Altadore ARP.

Despite significant efforts of all parties, the land use amendment being brought forward at the July 31 public hearing does not demonstrate coherent thinking by those who are making decisions. The CPC did not support Administration's recommendation of Mixed-Use (MU-1f2.5h15) District, which would facilitate a four story development. Instead, CPC recommended a refusal for the amended land use district (MU-1f2.55h18) District, which would facilitate a five story development. At this point, it seems that the worse of two undersirable options is being deliberated, and is recommended for refusal. The long-term implications of any decision made on this application are significant, and it is essential that the city does not make decisions lightly or in error.

The current land use designation for these lots is R-C2 Residential - Contextual One / Two Dwelling District. Please accept this letter as an expression of strong opposition to both Mixed-Use (MU-1f2.5h15) District, which would facilitate a four story development, and (MU-1f2.55h18) District, which would facilitate a five story development.

My concerns are as follows:

- The development is too significant a shift from existing single family/semi-detached homes. The development dramatically exceeds any existing zoning within the South Calgary and Altadore communities. It's inconsistent and out of place with the nature of the surrounding community. There is no capacity for any development of 18 meters above grade to transition appropriately with immediately adjacent R-C2 homes. Even

15 meters is unreasonable; three stories is a sufficient height in relation to all surrounding residential homes.

- The development is too significant a shift in density. The proposed development is to increase the land use from 6 single-family homes to 80 or more apartment-style condos. While I am in favour of increased density within the South Calgary / Altadore communities, an increase of this magnitude in the heart of the community is unacceptable.
- The development is not supported by existing infrastructure. Roads were designed for significantly lower traffic levels than currently exist within this corridor. To increase density by such an amount will exacerbate issues such as vehicle and pedestrian collisions, already a known issue at the corner of 33 Avenue SW and both 15 Street SW and 16 Street SW. Similarly, utilities infrastructure such as water and sewer may not support such density increases.
- The development will intensify existing parking issues in the area. Residents currently experience a number of cars parked illegally in the GG zone along 15th Street SW and 32 Avenue SW. Even if the structure build includes ample parking for residents, which is not a clear part of the current plan, 80+ units will mean additional non-residents parking already maxed-out parking zones.
- The development at both 18 or 15 meters will shadow adjacent and near-adjacent properties.
- The developer has not demonstrated sincere community engagement; none of the previous concerns outlined in the letters I sent on February 7th or July 7th have been sufficiently addressed by their revised application for a land use amendment.

A more responsible decision for the city to make would be to maintain the existing zoning on these properties, or at most, change it from an R-C2 Residential - Contextual One / Two Dwelling District to equivalent height and density of an R2-M Low Density Multi Dwelling District. I hope that you will carefully consider community homeowners, the Marda Loop and South Calgary / Altadore Area Redevelopment Plans, as well as the 2009 Municipal Development Plan and reject this application for a Land Use Amendment.

Sincerely,

Jillian Brodeur

RECEIVED
2017 JUL 18 AM 8:22
THE CITY OF CALGARY
CITY CLERK'S

Frank Stollbert

1736 - 31st Avenue S.W.
Calgary, Alberta
T2T 1S5

Home Phone: (403) 245-9782
E-mail: frankstollbert@shaw.ca

July 17, 2017

The City Clerk
The City of Calgary
800 Macleod Trail SE
PO Box 2100 Station M
Calgary, Alberta, T2P 2M5

sent via email to cityclerk@calgary.ca

Dear City of Calgary Council:

**Re: Land Use Application LOC 2017-0028 (the "Proposal")
OBJECTION for Consideration by City Council**

In regards to the Proposal, I am writing this letter to convey my objection to this Proposal. I am a longtime resident of the South Calgary Community (33 years) (the "Community") and contributor to the Community's growth and sustainability. I have seen the current zoning as outlined in the current South Calgary and Altadore ARP, and the Marda Loop ARP provide increased density and a revitalization of the Community.

I am not in favour of this Proposal's rezoning of these lands from its current zoning for the following reasons:

1. The Community's Area Redevelopment Plan does not support the Proposal in this location. I understand there will be discussions occurring in this regard, but this Proposal should not set the precedent or the stage for a Community ARP review. I have attended the ARP public sessions and voiced my objection for this Proposal and densification of the current residential conservation areas. The current zoning provides for a doubling of density and supports family and community needs. There is provision for this type of development in the Marda Loop ARP and stretching this density a significant distance to the east and not within existing mixed use development is inappropriate.
2. The Proposal references the Main Street Initiative, which is not a statutory approved policy for 33rd Avenue and 14th Street SW, and should not determine a new zoning regime within the Community. I see no supporting data that confirms this location meets the criteria for the Main Street Initiative. Being located along a bus route should not be the sole prerequisite for high density development. Furthermore, the Main Streets Initiative has not engaged in meaningful Community consultation for this location and assumes that the Community advocates this aggressive development.
3. This Proposal is a clear example of the applicant purchasing lands based on the existing land use value and attempting purely for profit to increase the zoning and realize on the land use value addition at the expense of the Community. Conversely, this Proposal will impair values of neighbouring residents who have redeveloped to the current residential zoning and invested in appropriate housing. There is significant higher density zoning in the broader Marda Loop area, which would sufficiently supply and satisfy demand for high density zoning. This applicant could, but is not prepared to make the higher required investment. I would note that this applicant is also building townhomes on 33rd Avenue, directly to the SW, or kiddy corner to the Proposal location. A townhouse development would be appropriate for the Proposal location.

July 17, 2017

4. The Proposal would set an unacceptable precedent for higher density zoning within our conservation residential zoned area within the Community. Encroaching into an R-2/RC-2 zoning area, particularly given the neighbouring development is not acceptable. There are appropriate ways in which to achieve density, akin to the character of the Community. This Proposal does not support the character of the surrounding homes in the Community and seeks to hide the character of South Calgary behind a wall of high density.
5. I find it very hard to believe that our neighbouring community of Mount Royal would for the sake of either the Main Street Initiative or for the goal of densification, would support higher density zoning along its borders, 14th Street or Council Way (eastward extension of 33rd Ave. SW). Our Community has supported targeted increased density while Mount Royal has not contributed to the urban fabric. Until the time comes that Mount Royal allows new higher density zoning within their community such as the Proposal, I believe the Community's current zoning should remain in place. I support the ongoing densification in a natural order to the currently prescribed limits of the Community ARP. The current zoning provides choice and density in a responsible manner, while the Proposal appears to take the approach of proceeding with high density "at all costs".
6. I have great concern for the increased traffic that would flow through the Community as a result of this Proposal and the precedent for additional development that would then occur along our borders or even within our Community. This traffic concern extends beyond the immediate streets and alleys of the Proposal, as the higher traffic will flow through the Community and not naturally flow to the primary artery of 33rd Avenue SW.. There is already significant cut through traffic through the playground zone, which often puts at risk resident users of this area.
7. The height and resulting intrusion into neighbouring properties would not be acceptable to me, and more so if I were an immediate neighbor. 4 to 5 stories (18 meters) is significantly higher than the permissible zoning of 10 metres for neighbouring residents, particularly those in the shadows of the Proposal. In my opinion, style and design cannot fully mitigate the impact of the height and massing of this Proposal. The transition of design parameters for the two zonings is too significantly conflicted and harsh.

The above noted are my primary concerns for my objection and I do not support the Proposal. I would appreciate these comments being included in the file review by Council in considering this Proposal that goes before Council on July 31. If you have any questions, I may be reached during the day at 403-231-7609. Thank you for your attention.

Sincerely,



Frank Stollbert
Homeowner at 1736 31 Avenue SW, Calgary
Cc: The Mayor Naheed Nenshi
Alderman Evan Woolley
Alderman Brian Pincott
Notsarina1600@gmail.com

RECEIVED
2017 JUL 18 AM 8:22
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Shawn Freeman <shawnfreeman@gmail.com>
Sent: Monday, July 17, 2017 9:33 PM
To: City Clerk
Cc: notsarina1600@gmail.com; Murlyne Fong
Subject: [EXT] File Number LOC2017-0028

Hello, Murlyne (cc'd) and myself wanted to voice our **strong-opposition** to this high-density building being proposed.

More specifically my reasons include:

- The Land use amendment doesn't follow existing Marda Loop and Altadore/South Calgary redevelopment plans - I'm not certain why it's even being considered given the drastic change from the current land use.
- The Proposed height at 18 meters does not allow to sensitive or modest transition to adjacent low density residential.
- This entire development will set a **very bad precedent** for future development to overtake the entire neighborhood.
- The Proposed height and density doesn't follow the 2009 Municipal Development Plan which calls for 33rd Avenue to have **Low to Medium** density residential (as a neighborhood corridor).
 - We live in this neighborhood specifically because it's not dense like areas closer to downtown.
 - We know the cons of high density living and we don't want them near our homes.
- An extreme increase in vehicle traffic and street parking - which we already **lack**.
- The developer doesn't seem to actually care about not ruining our neighborhood.

Thank you for your consideration.

Shawn Freeman
403-918-7735

--

Shawn

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2017 JUL 18 AM 8:22
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Vanessa Stobart <stobartvanessa@gmail.com>
Sent: Monday, July 17, 2017 9:38 PM
To: City Clerk
Cc: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima
Subject: [EXT] LOC 2017-0028 - Sarina Redevelopment

Tho the City Clerk and all whom this may concern,

I became aware of this project back at the end of November 2016. I received a type up letter in my mailbox about the upcoming "Engage House" that Sarina was putting on. In this letter it was never specified the type of changes they were presenting, only that they were going to do new development. I immediately started my research into what the 1600 Sarina project was and was so taken back by size, scale and density increase. I kept thinking to myself how is this even possible when there is nothing in this neighborhood even close to what they were presenting and it was so far away from the Business District of Marda Loop.

Before I move on, I want to ensure it is clear, I believe in redevelopment within the inner city. With that being said it needs to be appropriate to the area and neighborhood. This particular proposal provides no transition to the existing community and would essentially be a huge big building in the middle of a single family community.

Myself and a few neighbors started doing our research on this and tried to start discussions with Sarina, with the MLCA and with the city. During this time we held our own Residents Open House and heard the opinions and concerns from over 130 people in our neighborhood opposing this project. We felt it important to get the word out about this so that people are not blinded by this proposal. Once you guys decided to host your open house, we again want people to be made aware and dropped off 1600 flyers door to door to ensure peoples voices were heard by your staff. It is my understanding that you received a very good turn out and your Open House in excess of 250+ people. With the Main Streets not being approved for 33rd avenue yet, I feel as if this project should be rejected until that is completed. 33 Avenue already have in my opinion 30% new homes developed on that street scatted from 14 Street to 20th Street. With that already being complete, there is no way to initiate these Multi-Family High Density Condo buildings to go in on any other clock on 33rd in the next 10-20 years. There are other areas the city should be focusing on that could use this type of redevelopment plans.

With all of that being said I truly hope this City chooses to listen to the existing residents of the community in regards to this project. We have made a strong presence in regards to this Project and provided a very strong opposition towards it. I do hope the city respects the residents residing in this community and asks Sarina to scale down this project to what's appropriate with the surroundings which is a maximum of 3 stories. This could be represented as Townhouses, Stacked townhouses, 3-Storey Condo, four-plexes, six-plexes, etc.

As an adjacent property owner, please see below the list of my concerns:

HEIGHT

- The proposed height of 18 meters is in no way a "modest" increase
- This does not meet any current zoning requirements
- It provides minimal ways to transition into the neighboring single family homes
- The current location of this project is not suitable for the height proposed

DENSITY

- Our area already meets the MDP's density plans
- This is a significant increase
- The impact on current underground infrastructure

- The impact on above ground infrastructure

LANEWAY ACCESS

- The current lane (alley) is so narrow only 1 car can drive down one way at any given time
- All the power poles would have to be moved because they currently would be in a unsafe position with an increase in traffic in the rear lane
- A 2 meter setback from the laneway will not do anything and I would be surprised if people would be able to pull into their single car garages with the current width of the laneway

PARKING

- If you have ever driven through the area, you already know parking is a premium
- 1 stall per unit is not an appropriate solution to this
- What happens during a snow route parking ban
- In front of my house 1 side is permitted and 1 is not due to the Park. During the warm summer days your hard pressed to find any parking in the area

TRAFFIC

- At your open house I found the traffic study strong misleading
- The traffic on 33 is already terrible
- Everyone uses 32 as a secondary road and they speed through the playground zone when there is closures on 33 which happens at least once a month
- Traffic mitigation has to be applied if the density will increase by that much

SHADOWING

- This creates a negative impact to all adjacent properties at any time of the year, you can only do so much to prove with sun studies.
- I will see no sun from November to march in my rear yard

PRIVACY

- Balconies facing our rear yards provides no privacy
- People will be able to see directly into 2 of my bedrooms in my home at any time of day

NOISE/SAFETY

- This will increase the noise and safety of the neighborhood.

FIRE SAFETY

- I work in the building industry and do not agree with wood frame construction for up to 6 stories due to a fire concern

I would also like to point out a few things about how Sarina has handled certain situations and I hope you take this into account when they claim they received community engagement. Here are a few things:

- During Sarina's "Engage House" I went and asked questions was curious. I ask the project manager if Sarina owned all the properties and their response was yes we own it all. At that point I felt defeated and continued to give my opinion thinking they owned the whole block. A few weeks later it was made aware to meet that the definitely did not own all the properties and there was still one landowner on the street. I feel any community Engagement Sarina received from that Open House was all done on false pretenses due to the lies.
- When Sarina filed their initial application in January, they filed it for all 10 lots knowing they had to own all the properties. The resident pointed out to you that they indeed did not own the properties and they needed to amend their application. When the one resident still said no to their offers, they proceeded to change it to the 6 lots from the 10. Because there have been so many amendments and changes to their initial application, and lack of communication to the residents. It is so confusing for us to even know what is going on anymore and the notices to the residents from your staff have not done a great job of keeping the residents up to date in order to provide proper feedback on this project.
- At the Open House the City of Calgary Hosted, the president of Sarina came and tried to take pictures of your boards with the community feedback. He was caught taking pictures and was asked to delete them, but that is shady business practice in my books. It was displayed as you walked in NO PICTURES OR RECORDINGS

- There has been yet another change to the land use amendment, and I had to go online to find out about it. Sarina changed the designation from MH1 to MU1. The residents should be given another opportunity for feedback and it should be circulated again to everyone is aware.

Thank you for taking the time to review this letter, and I truly hope the City of Calgary chooses to listen to the residents of the community as we have expressed that we all strongly OPPOSE this development. This project needs to be significantly scaled down to no more than 3 stories to gain any support from the community.

Thank You,
Vanessa Stobart
1633 32 Ave SW

RECEIVED
2017 JUL 18 AM 8:22
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Pat McCormick <pjm@telusplanet.net>
Sent: Tuesday, July 18, 2017 9:37 AM
To: City Clerk
Cc: notsarina1600@gmail.com; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima
Subject: [EXT] Subject: Land Use Application LOC 2017-0028

Subject: Land Use Application LOC 2017-0028

I am writing to make clear my strong opposition to this multi-unit complex proposed by Sarina. The City seems to be considering changes to the existing South Calgary/Altadore Area Redevelopment Plan to allow construction of a multi-story apartment style condo development in a low density community. This development is not appropriate for this location/community for a number of reasons:

1. The MDP 2-16 states that intensification should be accommodated within existing communities in a sensitive manner... "The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of the neighborhood." This proposed development does not in any way comply with these MDP requirements.

The MDP goes on to say 2-17 that the City should "encourage growth and change in low density neighborhoods through development and redevelopment that is similar in scale and built form...". This proposed development clearly does not comply with these requirements.

2. It is completely inconsistent with and violates the present ARP which encourages duplex and sometimes fourplex developments to increase the population density of South Calgary and Altadore communities. An 80 unit multi-level structure is inappropriate and excessive, and is not compatible with the surrounding community in any way.

3. In the Main Streets Initiative "What We've Learned" pg 26 states that 33rd Avenue SW is already close to target population density as a result of existing and ongoing infill activity. This development is not needed to achieve the City's density goals.

4. The developer, Sarina, has made no effort at all to create any appropriate or effective transition to their their development from the surrounding low rise residential community.

5. The proposed development seems to be an attempt to insert retail businesses on the ground floor of the development. This is inconsistent with current zoning and the nature of the surrounding community which is all residential. Further, there is no provision for parking for employees of such businesses or for patrons. This will cause the same sort of parking congestion we have already observed in the area of 33rd Avenue and 20th Street SW, where parking related to the businesses in the area spills over onto already congested nearby residential streets.

6. The proposed development will dramatically increase traffic and parking problems in the surrounding area. The only access to whatever parking the development itself provides is via the lane, which is narrow. Increased lane traffic will cause hardship for adjacent homes whose residents currently use the lane and will cause increased traffic at the already very busy nearby intersections along 33rd Avenue SW. It should be noted here that 33rd Avenue already carries a traffic load that is well beyond its design capacity.

7. This proposed development will be a severe strain on the aging infrastructure of the community. The 1948 water main in the 1700 block of 33rd Avenue (just west of the proposed development) was excavated seven times in 2016 to search for and attempt to repair water leaks.

These excavations left residents of the 1700 block of 33rd Avenue without water service for days on at least two occasions. It is completely unrealistic to think that aging infrastructure struggling to support the existing lower density neighborhood can support such a dramatic increase of units as this development proposes.

8. The proposed building is much too tall and will cast a large shadow on the properties across the lane for many months of the year. If any development is to be approved, the structure should be no more than three stores in height. This would be consistent with current infill activity in these neighborhoods.

City Councillor Woolley, in his epistle in a recent Marda Loop/South Calgary community bulletin, makes a point of stating that the citizen's voice matters. This is an excellent opportunity for the City to listen to the citizens/residents of South Calgary/Altadore united in opposition to this proposed development by Sarina. I hope that Councillor Woolley can put the wishes of the residents of this community ahead of his apparent enthusiasm for jamming more families into neighborhoods to make them "better". The density of this community has already increased dramatically in recent years thanks to the current infill construction activity.

This proposed development is a direct assault on the ARP, does not comply with the MDP and must be rejected. The structure is too tall and adds too much density and traffic to a neighborhood already adjusting to the very aggressive program of infill development over the past several years.

There is no level on which this proposed development is suitable for the location or the surrounding residential neighborhood. It is completely out of character and should be rejected by City Council in its entirety. I am aware that the Mayor is very much opposed to suggestions that the City values an opportunity for increased tax revenue rather than supporting the community residents and current ARP/development rules. This is an excellent opportunity to demonstrate that the City will listen to and accept the objections of the South Calgary/Altadore residents by rejecting this patently inappropriate proposed development.

Yours truly,

Pat McCormick

1734 - 33rd Avenue SW

Calgary AB T2T 1Y7

403-245-2584

RECEIVED
2017 JUL 18 AM 11:36
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Bob Hart <hartphoto1@me.com>
Sent: Tuesday, July 18, 2017 10:32 AM
To: City Clerk
Cc: notsarina1600@gmail.com; Woolley, Evan V.; Office of the Mayor
Subject: [EXT] LOC2017-0028

Good day.

Regarding the project known as Sarina 1600 which is currently under review for most of the 1600 block of 33 Avenue SW I would like to voice my objections.

(1) The proposed structure and the resulting density is far too great for this neighbourhood. Heading east on 32 Avenue SW from 19th Street SW all houses are either single family or smaller multi-family buildings. Some are original houses which, no doubt, will be replaced by newer homes and some are new builds. All of the new builds fit into the existing "feel" of the neighbourhood. They are two to three storey dwellings which look like they belong and don't have a huge impact on density. Neighbourhood density can be gradually increased by replacing small single family homes with larger semi-detached or fourplex style of houses; large developments like Sarina 1600 are overkill.

(2) Homes along 32 Avenue SW that are directly north of the proposed development will be subject to large increase in traffic along their rear laneway as well as the resulting shadow effect from the height of the structure.

(3) 33 Avenue SW is already a very busy street and, in order to reduce commuting times, many people cut through the other streets in the area which increases traffic along these roads as well. A large building like this only serve to exacerbate the traffic situation.

I hope the City sees what a mistake it would be to allow this large structure to proceed. Marda Loop/South Calgary is a great neighbourhood. Let's not begin to destroy it.

Regards,

Bob Hart

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2017 JUL 18 AM 11:36
THE CITY OF CALGARY
CITY CLERK'S

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2017 JUL 20 AM 9: 22

THE CITY OF CALGARY
CITY CLERK'S



July 17, 2017

Office of the City Clerk
City of Calgary
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attention: Office of the City Clerk

Dear Sirs;

**Re: South Calgary ByLaw 270D2017
Application for Land Use Amendment
Revised Application for Land Use Amendment: LOC2017-0028
Location: 1602, 1606, 1610, 1616, 1620 and 1624 33 Ave SW (the 'Property')**

I am a resident at 1629 32 Ave SW, directly across the lane (north) of this proposed land redesignation and will be directly affected by future development of the Property.

Although I am in favour of redevelopment of the Property, this revised application is NOT an improvement on the previous applications [Land Use Amendment LOC2017-0028, to redesignate the Property to M-H1f2.8h20d330 (February 23, 2017), then to M-H1f2.55h18d276 (April 5, 2017), then to M-H1 f2.55h18d276 (April 28, 2017), and then to MU-1f2.5h15 (June 15, 2017)], I cannot support this revised Land Use Amendment proposing to redesignate the land use for the Property :

From:

Residential - Contextual One/Two Dwelling (R-C2) District, and,
Multi-Residential - Contextual Grade-Oriented d72 (M-CGd72) District (for 1610 33 Av SW only)

To:

Mixed Use - (MU- 1 f2.55h18) District.

NOTE:

On **June 15, 2017**, Administration presented the Land Use Amendment application (LOC2017-0028) for the Property to the Calgary Planning Commission ('CPC'), **CPC did NOT support Administration's recommendation of Mixed-Use (MU-1 f2.5h15)) District**, which would facilitate a four storey development.

Instead, **CPC RECOMMENDED a REFUSAL for the amended land use district (MU 1 f2.55h18)** which would facilitate a five storey development. This amended land use (MU-1 2.55h18) is being brought forward to City Council to consider at the July 31, 2017 Public Hearing.

Although **Notice** of Land Use Bylaw Amendment has been **posted** on the Property for input by persons affected by this amendment, this Notice is to redesignate the Property from M-CGd72, R-C2 to MU-1 f2.5h15 - **this is inconsistent with the Application and does NOT appear to be correct.**

This application is to redesignate the Property to **MU-1 f2.55h18**, which is **significantly different from the posting on the property**. The community should be given the correct information. **The Property should be correctly posted, to ensure persons affected by this amendment are properly informed, and be brought forward to City Council at a later date.**

The reasons for my objection:

1. Proposed Land Use Amendment does not meet and/or consider the requirements of:
 - Main Streets Initiative, Current
 - South Calgary/Altadore Area Redevelopment Plan, 1986 ('ARP')
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2. Height;
3. Setback from 33 Av SW and from Lane;
4. Lane Traffic, Access to Underground Parkade, Parking and Garbage/Recycling;
5. Density, Massing and Form;
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7. Loss of Privacy;
8. Current Zoning;
9. Community Input; and
10. SUMMARY

1. LAND USE AMENDMENT DOES NOT MEET AND/OR CONSIDER THE REQUIREMENTS OF:

The Main Streets Initiative

Further to the Main Streets Initiative 'Engagement Summary':

"The Main Streets Initiative identified the following main street areas that were ready for development:

- 1 Avenue NE
- 36 Street NE
- 16 Avenue NW (Montgomery)
- Bowness Road NW (Montgomery)
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- 17 Avenue SW (from Crowchild Trail to 37 Street SW)
- 37 Street SW

Additional input has been collected from main street users and residents in these areas to ensure the planning solutions were right for each neighbourhood. Each of [these] main streets **had three additional public input opportunities to review and discuss** planning concepts informed by previous public input sessions."

"These Calgarians' shared input related to:

- **Development types transitioning from main street to surrounding streets,**
- **Land use requirements for retail development, and**
- **Considered factors when planning future large redevelopment sites."**

The 37 Street SW and 17 Av SW Main Streets Initiative has included significant community involvement.

The 33 Av SW and 14 Street SW were **not included as 'ready for development'** - although I understand that 33 Av SW and 14 Street SW will be ready for community interaction in November 2017.

This rezoning effectively enables the developer to by-pass the community input and dictate parameters for the Main Streets Initiative for 33 Av SW - this should not be allowed.

The South Calgary/Altadore communities should not be deprived of their rights to have input on this very important Main Streets Initiative that will have significant impact on the communities.

It would appear that this rezoning is being 'rushed' to get approval prior to the civic election in the fall of 2017 - the community should NOT be compromised to this extent. Amendments to the ARP, MLARP or the MDP and community consultations for the Main Street Initiative **should not be 'high jacked' by a developer but allowed to take their normal course.**

If the developer does not want to wait for community involved adjustments to the ARP, MLARP and the MDP or the progress of the Main Streets Initiative, then the **developer should follow the existing zoning.** The existing zoning allows for 3 stories and with slight adjustment would allow for townhouse or row house development - all more than likely acceptable to the community.

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The ARP, MLARP and MDP are discussed in the following sections.

2. HEIGHT

Current Maximum Building Heights for Properties under ARP and MLARP

The maximum building height for the current zoning of the Property, pursuant to Land Use Bylaw IP2007, the ARP and the MLARP is:

- **12 metres** for the 1610 33 Av SW Property zoned M-CGd72, and
- **10 metres** for the balance of the Properties zoned R-C2.

The ARP and the MLARP designate this property as R-C2 (R-2).

Current zoning would provide for a 3 storey development which may result in a more positive response from the community and allow a reasonable community involvement in any modifications to the ARP, MLARP and the MDP as well as the Main Streets Initiative.

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The maximum building height for buildings in the business district of Marda Loop (the "MLBZD"), pursuant to the MLARP is:

- **4 stories in 16 metres**, pursuant to the Marda Loop Area Redevelopment Plan - **this is for developments in the MLBZD.**

If the MLARP for the business district of Marda Loop (the 'MLBZD') were applied to this Property, the **maximum height would be four stories in 16 metres - developments of this size belong in the MLBZD, NOT in the areas designated by the ARP and MLARP as R-C2.** [MLARP Map 4.2 - Maximum Building Heights and Section 4.2.1 - Building Height]

This rezoning application, at a height of 18 metres, is considerably in excess of the current zoning, as outlined in the ARP, the MLARP and the MDP.

- The MLARP is focused on the business core of the Marda Loop area (33 Av SW - Crowchild to 18 St SW) where the community and the City approve increased height and density.
- The MLARP designates only two sites in the MLBZD for six stories:
 - the south west corner of 33 Av and 20 St SW (this is the only six story development in the entire South Calgary/Altadore area), and
 - the south east corner of 33 Av and 20 St SW (this is currently a single story commercial development and includes on-site parking).

Building Height in Applicant's Submission

The Applicant is requesting a height of **18 metres - this should be measured from the south east corner of the Property, 1602 33 Av SW** (there is a stated 4 metre grade drop from the north west corner of

the Property, 1640 33 Av SW) and **NOT** calculated on an 'average' height which will result in a development considerably higher than 18 metres facing 33 Av SW.

Lowering the height to 14 metres, measured from the south east corner of the property (or sidewalk level on 33 Av SW, NOT an average) and taking into consideration the 4 metre grade on the property, would likely make the development compatible with the existing ARP and the MLARP.

Preferred Building Height

The maximum building height for the MLARP is four stories in 16 metres - this height was intended to be and should be restricted to the MLBZD.

A preferred building height would be:

- **14 metres at the south east corner** of the Property, 1602 33 Av SW (NOT a calculated average); and
- **10 metres at the north west corner** of the Property, 1640 33 Av SW (current zoning).

This 'preferred building height' would reduce the impact of this Land Use Amendment on the 1600 block of 32 Av SW, bringing it close to the current maximum heights under the ARP and MLARP, and additionally, it **may result in a more positive response from the community.**

3. SETBACKS

FRONT - From 33 Av SW

The Land Use ByLaw Amendment (May 1, 2017), Division 2: Mixed Use - General (MU-1) District, Setback Area, section 1374 (2)(a) states:

"Where a parcel shares a property line: with a street or LRT corridor there is no requirement for a setback area;"

This is **not compatible with the ARP, MDP or the Main Streets Initiative** concepts of:

Streetscape and Urban Design. This is to include consideration of urban design elements and features such as street trees, benches/seating, lighting and public art.

Walking Features. This is to include considerations for the places and spaces where people walk ... working with the Pedestrian Strategy Team and other City partners ... "

The proposed development, under MU-1, would not be required to provide for any meaningful setbacks (front or rear) to accommodate community concerns or the intent of the Main Streets Initiative. The Main Streets Initiative will not start discussions with the community until late fall 2017.

REAR - From Lane

The proposed rezoning, further to the Land Use ByLaw IP2007, Part 14 - Division 2: MU-1, section 1374 (2)(b) states:

"Where a parcel shares a property line: with a lane that separates the parcel from a parcel designated as a residential district ... the setback area must have a minimum depth of 7.5 metres measured from the property line that the adjacent parcel ... shares with the lane; ..."

The lane to the north of the Property is 6 metres in width - this setback would thus have a net result of a setback of 1.5 metres from the lane. **This is unacceptable and not compatible with:**

- **MLARP - Section 4.2.2** (this MLARP is for the MLBZD as **this scale of development on this Property was not allowed by the ARP nor the MLARP**)

"2. **Where new developments share a lane** with a low density residential district ... the building should meet the following guidelines:

- Provide a minimum **setback of 5 metres from the rear property line.**
- Provide a minimum **setback of 3 metres at either the second or third storey.**
- Balconies should not project beyond the building facade."

This lane setback was followed for the ML33 Condo Project, on the middle portion of the North side of the 2400 block of 33rd Av SW (the first block east of the Crowchild Trail interchange).

I understand the developer, Sarina, has proposed a row of townhouses in the rear lane with attached garages (front entry from a courtyard not the lane). The lane to the north of the Property is narrow at 6 metres, accommodates a single vehicle only and cannot withstand a significant increase in traffic. Access and egress from these proposed garages would be difficult in a narrow 6 metre lane. **All parking for the development should be underground.**

Additionally, should these garages be approved, the garages should be offset from each other so as not to present a 'wall' of garage doors to the residents on 32 Av SW.

4. LANE TRAFFIC, ACCESS TO UNDERGROUND PARKADE, PARKING AND GARBAGE/RECYCLING

The lane behind the property, to the north, is narrow at 6 metres in width and thus only accommodates a single vehicle, which works for the current residents, however, it is not amenable to a significant increase in traffic that the proposed Land Use Amendment would entail.

Access to an underground parkade needs to be carefully considered to minimize traffic congestion in the narrow lane.

Parking

South Calgary Park (a large athletic park containing tennis courts, children's playground, beach volley ball courts, two soccer fields, a baseball diamond, large covered 'picnic' area, community vegetable garden and park area), the south Calgary Pool, the south Calgary Community Centre and a public library are all on 32 Av SW between 14 and 16 St SW. **These facilities strain parking in the immediate community.** Any larger development in the vicinity needs to accommodate parking of at least 2 stalls per Unit (plus guest parking), not 1.15 per Unit, so as to not seriously affect an already stressed, very busy community.

Garbage/Recycling

The developer, Sarina, does not appear to have determined where their garbage/recycling would be located. All garbage/recycling should be in an enclosed area with garage door access for removal.

5. DENSITY, MASSING and FORM

Density

The rezoning application requests a Floor Area Ratio ("FAR") of 2.55 combined with **NO density modifier** [Units per Hectare ("UPH")] - this may be used to significantly increase the number of units. There is **no indication of the number of dwelling units planned - this is totally unacceptable as the community has no idea of the density of the development.**

A density of 60 Units (which I understand was not acceptable to the Calgary Planning Commission 'CPC') is too high for the community, resulting in height and setback issues not in accordance with the ARP nor the MLARP and **shadowing and loss of privacy** for those residences of the 1600 block of 32 Av SW.

As there is no maximum FAR and no maximum density under the MU-1 designation - **maximum limits must be agreed upon with the community and the CPC and included as a part of the Development Permit.**

Massing and Form

Revised design concepts presented for the Property provide a **uniform white facade facing 33 Av SW and a 2 storey wall** to the north with minimal setback from the lane abutting existing residences in the 1600 block of 32 Av SW - **this is contrary to :**

- **MDP**
 - **Section 2.2.1 - Policies (b)**
 - "i. Maintaining compatibility, **avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk** of new development."
 - "iv. Massing new development to frame adjacent streets in a way that **respects the existing scale** of the street."
 - v. **Limiting the impacts of shadowing** on neighbouring streets, parks and properties."
 - **Section 2.3.2 - Respecting and enhancing neighbourhood character - Policies**
 - "a. **Respect the existing character of low-density residential areas ...**"

"b. **Ensure an appropriate transition of development intensity**, uses and built form between low-density residential areas and more intensive multi-residential ..."

"c. **Ensure ... development** complements the established character of the area and **does not create dramatic contrasts ...**"

- **ARP - Section 2.4.1 - Development Guidelines**

- For R-2 Districts (which is the current zoning for most of the Property)

"When the Approving Authority is reviewing a discretionary use development permit for low density residential, it will consider the Low Density Residential Housing Guidelines for Established Communities to assist in ensuring compatibility of the proposed development, both **in terms of character and scale, with the surrounding area.** (Bylaw 43P2008)"

- For Medium Density (High Density Guidelines were not considered for the ARP)

"[Development Guidelines specify] The following is to be encouraged: ... 2. provision of a building design that: (a) has a **scale, mass and height that does not adversely affect adjacent conservation** and infill development, and which **allows adequate sunlight penetration to adjacent development**; (b) incorporate design details, facade articulation and roof lines which respect the character of adjacent buildings;"

- **MLARP (for the MLBZD) - Section 4.2.2 4.**

"For buildings with a frontage of over 60 metres in length along the street the **overall mass of the building should be broken up with changes in width, height and finishing materials** along the facade. Building **facades should not exceed 15 metres in length without a change in plane or material.**"

Materials Choice for Facade

The materials used on the external facade of the development should coordinate better with the residential neighbourhood - perhaps dark grey and the darker 'wood look' siding used on current commercial buildings.

Mixed Use General

The community needs more information on the requirements for the street facade under this MU-1 designation.

Trees and attractive landscaping facing 33 Av SW, pursuant to the Main Streets Initiative information should be required of the development.

6. SHADOWING

The proposed Land Use Amendment would have **major negative impacts to the 1600 block of 32 Av SW**, across the lane to the north of the Property (the '1600 block of 32 Av SW'), due to shadowing the proposed Land Use Amendment would allow.

The revised design from the developer, Sarina, would appear to minimize this shadowing impact, however, any development permit needs to ensure that the proposed development on the Property does not contravene the following:

- **MDP**

- **Section 2.2 - Policies**

- "b. Plan the development ... appropriate to the local context by: v. **Limiting the impacts of shadowing on neighbouring ... properties...**"

- **Section 2.3.2 - Respecting and enhancing neighbourhood character**

- " ... significant change can impact adjacent low density residential neighbourhoods. Attention must be paid to **ensuring that appropriate local context is considered** when planning for intensification and redevelopment."

- **Section 2.4.2 Built Form - Policies**

- "f. Plans and designs for tall buildings should ensure that they are: iii. Integrated with adjacent areas by **stepping down to lower scale** buildings and neighbourhoods, and iv. Consider the **shadow impacts on adjacent residential areas ...**"

- **MLARP (for the MLBZD)**

- **Section 4.0**

- "[Buildings] should ... provide opportunities **to maintain views and sunlight penetration ...** and minimize shadowing."

7. LOSS OF PRIVACY

The proposed **rezoning of the Property would result in overlooking and loss of privacy** to the 1600 block of 32 Av SW.

The proposed development of the Property **should not include any common amenity space on the roof top** as this would result in a severe loss of privacy and right of enjoyment of property to the 1600 block of 32 Ave SW.

8. CURRENT ZONING

The existing zoning exceeds the Municipal Development Plan targets for population and employment for the Main Streets Initiative by 15%.

Current zoning would allow for the development of at least 20 Duplex residences on the Property or potentially up to 30 or more townhomes - **this type of development would not likely bring any objections from the community.**

Development consistent with the existing zoning on the Property has numerous precedents in the current redevelopment along 33 AV SW. There are 16 duplexes that have been built along 33 Av SW (1525/1527, 1609/1611, 1621/1623, 1629/1631, 1637 33Av SW/3408 16 St SW, 1733/1735, 1817/1819, 1821/1823, 1825/1827, 1905/1907, 1909/1911, 1506/1508, 1706/1708, 1906/1908, 1910/1912, and 1914/1916). There are two developments in progress on 33 Av SW (1705 and 1834) and six infill homes on 33 Av SW (1605, 1607, 1633, 1635, 1901, and 1903).

There are no developments of the scale, density and height that the rezoning would allow anywhere near the Property.

PLEASE NOTE:

- The proliferation of infill development along 33 Av SW, and a lack of larger development parcels, may result in this proposed development being a 'stand alone' development - any development over 3 stories would be an aberration to the community.
- Any large multifamily development, as a 'stand alone' development, would not fit into any revision of the ARP, MLARP, MDP or the Main Streets Initiative for the community.
- Any new development should be consistent with the Main Streets Initiative, which will not be initiated for 33 Av/14 St SW until late fall 2017 - perhaps approval for this development should wait until the Main Streets Initiative is finalized.
 - The development by Sarina on 33 Av SW and 19 Street SW does not appear to have allowed for trees or a community approach envisioned by the Main Streets Initiative - the community should NOT be forced into another similar development.

9. COMMUNITY INPUT

Although Notice of Land Use Bylaw Amendment has been posted on the Property for input by persons affected by this amendment, this Notice is to redesignate the Property from M-CGd72, R-C2 to MU-1 f2.5h15 - **this is inconsistent with the Application and does NOT appear to be correct.**

This application is to redesignate the Property to MU-1 f2.55h18, which is significantly different from the posting on the property. The community should be given the correct information. **The Property should be correctly posted, to ensure persons affected by this amendment are properly informed, and be brought forward to City Council at a later date.**

The **Community had a meeting** on the original proposed Land Use Amendment January 11, 2017. The turnout was significant and there were **no comments in favour of the Land Use Amendment**.

This Application for Land Use Amendment has had minimal input from the community. The community has only had one rushed meeting on this project, which was **not** positive and another public meeting with short notice - this **has not allowed adequate community notice** to citizens for input or additional community feedback which **deprives the community of potential feedback on this Application and the Main Streets Initiative**.

Any change to the ARP should not be rushed and should include several well publicized meetings to ensure existing residents and interested citizens have adequate input to any significant changes to the community.

10. SUMMARY

Building Height

Building heights over 3 stories should be restricted to the MLBZD as intended in the MLARP.

The preferred maximum building height should be lowered (from the 18 metres requested) to 14 metres from the south east corner of the Property, 1602 33 Av SW or the sidewalk facing 33 Av SW (not a calculated average) - this would result in a 10 metre height at the north west corner of the Property which would allow an easier transition to the R-C2 neighbourhood to the north and recognition of and minimizing building mass, density, traffic, shadowing and loss of privacy issues.

Roof top amenity space should not be allowed.

Setback from 33 Av SW and the Lane, Townhouses on the Lane and Parking

The development should be setback from 33 Av SW to allow for landscaping and the planting of trees to ensure the development fits in with the R-C2 neighbourhood and recognizes the intent of the Main Streets Initiative.

A setback of 5 metres from the rear property line and a setback of 3 metres at either the second or third storey, pursuant to the MLARP, should be followed to recognize and minimize shadowing and loss of privacy issues and provide an easier transition to the R-C2 neighbourhood to the north.

Townhouses or lane homes should not be allowed at the rear of the Property abutting the lane as this would significantly increase density, exacerbate traffic in the lane and parking and privacy issues in the community.

All parking for the development should be underground. Access to an underground parkade needs to be carefully considered to minimize traffic congestion in the narrow lane.

Shadowing and Privacy

This proposed development, at 18m and with very limited setbacks, would have major negative impacts to the 1600 block of 32 Av SW.

Further to the MDP and the MLARD (for the MLBZD), the development should ensure it is integrated with adjacent areas by stepping down to lower scale buildings and consider shadow impacts on adjacent residential areas. Adjacent areas should maintain views and sunlight penetration.

Main Streets Initiative

I trust the City will deny the Application for Land Use Amendment, South Calgary Bylaw 270D2017 and Revised Application for Land Use Amendment LOC2017-0028, until proper input from the community is achieved pursuant to:

- a revision to the South Calgary/Altadore Area Redevelopment Plan;
- a revision to the Marda Loop Area Redevelopment Plan; and
- the Main Streets Initiative for 14 Street SW and 33 Avenue SW.

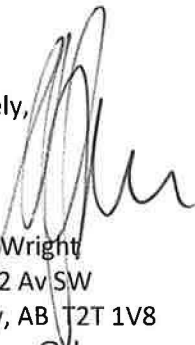
Infill development and lack of larger development parcels on 33 Av SW may result in a 'stand alone' development. This highlights the need for community involvement to ensure the proposed development is not an eyesore, blends with the R-C2 neighbourhood and coordinates with community involvement in any adjustments to the ARP, MLARP, MDP and the Main Streets Initiative.

The Main Streets Initiative will not begin discussions with the community until late fall 2017. This proposed development should either comply with the existing zoning (R-C2 and one lot at M-CG d72) or wait until the Main Streets Initiative consultations with the community are completed.

Posting of Property

The property has not been correctly posted with this Application, thereby seriously misleading persons affected by this Application and minimizing community input. The Property should be correctly posted and be brought forward to City Council at a later date.

Sincerely,



Lary S. Wright
1629 32 Av SW
Calgary, AB T2T 1V8
email w.a@shaw.ca
ph (403)244-5177

RECEIVED

CPC2017-269
Attachment 3
Letter 21

2017 JUL 20 AM 9: 22

July 17, 2017

THE CITY OF CALGARY
CITY CLERK'S

Office of the City Clerk
City of Calgary
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attention: Office of the City Clerk

Dear Sirs;

**Re: South Calgary ByLaw 270D2017
Application for Land Use Amendment
Revised Application for Land Use Amendment: LOC2017-0028
Location: 1602, 1606, 1610, 1616, 1620 and 1624 33 Ave SW (the 'Property')**



I am a resident at 1629 32 Ave SW, directly across the lane (north) of this proposed land redesignation and will be directly affected by future development of the Property.

Although I am in favour of redevelopment of the Property, this revised application is NOT an improvement on the previous applications [Land Use Amendment LOC2017-0028, to redesignate the Property to M-H1f2.8h20d330 (February 23, 2017), then to M-H1f2.55h18d276 (April 5, 2017), then to M-H1 f2.55h18d276 (April 28, 2017), and then to MU-1f2.5h15 (June 15, 2017)], I **cannot support** this revised Land Use Amendment proposing to redesignate the land use for the Property :

From:

Residential - Contextual One/Two Dwelling (R-C2) District, and,
Multi-Residential - Contextual Grade-Oriented d72 (M-CGd72) District (for 1610 33 Av SW only)

To:

Mixed Use - (MU- 1 f2.55h18) District.

NOTE:

On **June 15, 2017**, Administration presented the Land Use Amendment application (LOC2017-0028) for the Property to the Calgary Planning Commission ('CPC'), **CPC did NOT support Administration's recommendation of Mixed-Use (MU-1 f2.5h15)) District**, which would facilitate a four storey development.

Instead, **CPC RECOMMENDED a REFUSAL for the amended land use district (MU 1 f2.55h18)** which would facilitate a five storey development. This amended land use (MU-1 2.55h18) is being brought forward to City Council to consider at the July 31, 2017 Public Hearing.

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"These Calgarians' shared input related to:

- **Development types transitioning from main street to surrounding streets,**
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- **Considered factors when planning future large redevelopment sites."**

The 37 Street SW and 17 Av SW Main Streets Initiative has included significant community involvement.

The 33 Av SW and 14 Street SW were **not included as 'ready for development'** - although I understand that 33 Av SW and 14 Street SW will be ready for community interaction in November 2017.

This rezoning effectively enables the developer to by-pass the community input and dictate parameters for the Main Streets Initiative for 33 Av SW - this should not be allowed.

The South Calgary/Altadore communities should not be deprived of their rights to have input on this very important Main Streets Initiative that will have significant impact on the communities.

It would appear that this rezoning is being 'rushed' to get approval prior to the civic election in the fall of 2017 - the community should NOT be compromised to this extent. Amendments to the ARP, MLARP or the MDP and community consultations for the Main Street Initiative should not be 'high jacked' by a developer but allowed to take their normal course.

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- **10 metres** for the balance of the Properties zoned R-C2.

The ARP and the MLARP designate this property as R-C2 (R-2).

Current zoning would provide for a 3 storey development which may result in a more positive response from the community and allow a reasonable community involvement in any modifications to the ARP, MLARP and the MDP as well as the Main Streets Initiative.

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The maximum building height for buildings **in the business district of Marda Loop** (the "MLBZD"), pursuant to the MLARP is:

- **4 stories in 16 metres**, pursuant to the Marda Loop Area Redevelopment Plan - **this is for developments in the MLBZD.**

If the MLARP for the business district of Marda Loop (the 'MLBZD') were applied to this Property, the **maximum height would be four stories in 16 metres - developments of this size belong in the MLBZD, NOT in the areas designated by the ARP and MLARP as R-C2.** [MLARP Map 4.2 - Maximum Building Heights and Section 4.2.1 - Building Height]

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- The MLARP designates only two sites in the MLBZD for six stories:
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 - the south east corner of 33 Av and 20 St SW (this is currently a single story commercial development and includes on-site parking).

Building Height in Applicant's Submission

The Applicant is requesting a height of **18 metres - this should be measured from the south east corner of the Property, 1602 33 Av SW** (there is a stated 4 metre grade drop from the north west corner of

the Property, 1640 33 Av SW) and **NOT** calculated on an 'average' height which will result in a development considerably higher than 18 metres facing 33 Av SW.

Lowering the height to 14 metres, measured from the south east corner of the property (or sidewalk level on 33 Av SW, NOT an average) and taking into consideration the 4 metre grade on the property, would likely make the development compatible with the existing ARP and the MLARP.

Preferred Building Height

The maximum building height for the MLARP is four stories in 16 metres - this height was intended to be and should be restricted to the MLBZD.

A preferred building height would be:

- **14 metres at the south east corner** of the Property, 1602 33 Av SW (NOT a calculated average); and
- **10 metres at the north west corner** of the Property, 1640 33 Av SW (current zoning).

This 'preferred building height' would reduce the impact of this Land Use Amendment on the 1600 block of 32 Av SW , bringing it close to the current maximum heights under the ARP and MLARP, and additionally, it **may result in a more positive response from the community.**

3. SETBACKS

FRONT - From 33 Av SW

The Land Use ByLaw Amendment (May 1, 2017), Division 2: Mixed Use - General (MU-1) District, Setback Area, section 1374 (2)(a) states:

"Where a parcel shares a property line: with a street or LRT corridor there is no requirement for a setback area;"

This is **not compatible with the ARP, MDP or the Main Streets Initiative** concepts of:

Streetscape and Urban Design. This is to include consideration of urban design elements and features such as street trees, benches/seating, lighting and public art.

Walking Features. This is to include considerations for the places and spaces where people walk ... working with the Pedestrian Strategy Team and other City partners ... "

The proposed development, under MU-1, would not be required to provide for any meaningful setbacks (front or rear) to accommodate community concerns or the intent of the Main Streets Initiative. The Main Streets Initiative will not start discussions with the community until late fall 2017.

REAR - From Lane

The proposed rezoning, further to the Land Use ByLaw IP2007, Part 14 - Division 2: MU-1, section 1374 (2)(b) states:

"Where a parcel shares a property line: with a lane that separates the parcel from a parcel designated as a residential district ... the setback area must have a minimum depth of 7.5 metres measured from the property line that the adjacent parcel ... shares with the lane; ..."

The lane to the north of the Property is 6 metres in width - this setback would thus have a net result of a setback of 1.5 metres from the lane. **This is unacceptable and not compatible with:**

- **MLARP - Section 4.2.2** (this MLARP is for the MLBZD as **this scale of development on this Property was not allowed by the ARP nor the MLARP**)

"2. **Where new developments share a lane** with a low density residential district ... the building should meet the following guidelines:

- Provide a minimum **setback of 5 metres from the rear property line.**
- Provide a minimum **setback of 3 metres at either the second or third storey.**
- Balconies should not project beyond the building facade."

This lane setback was followed for the ML33 Condo Project, on the middle portion of the North side of the 2400 block of 33rd Av SW (the first block east of the Crowchild Trail interchange).

I understand the developer, Sarina, has proposed a row of townhouses in the rear lane with attached garages (front entry from a courtyard not the lane). The lane to the north of the Property is narrow at 6 metres, accommodates a single vehicle only and cannot withstand a significant increase in traffic. Access and egress from these proposed garages would be difficult in a narrow 6 metre lane. **All parking for the development should be underground.**

Additionally, should these garages be approved, the garages should be offset from each other so as not to present a 'wall' of garage doors to the residents on 32 Av SW.

4. LANE TRAFFIC, ACCESS TO UNDERGROUND PARKADE, PARKING AND GARBAGE/RECYCLING

The lane behind the property, to the north, is narrow at 6 metres in width and thus only accommodates a single vehicle, which works for the current residents, however, it is not amenable to a significant increase in traffic that the proposed Land Use Amendment would entail.

Access to an underground parkade needs to be carefully considered to minimize traffic congestion in the narrow lane.

Parking

South Calgary Park (a large athletic park containing tennis courts, children's playground, beach volley ball courts, two soccer fields, a baseball diamond, large covered 'picnic' area, community vegetable garden and park area), the south Calgary Pool, the south Calgary Community Centre and a public library are all on 32 Av SW between 14 and 16 St SW. **These facilities strain parking in the immediate community.** Any larger development in the vicinity needs to accommodate parking of at least 2 stalls per Unit (plus guest parking), not 1.15 per Unit, so as to not seriously affect an already stressed, very busy community.

Garbage/Recycling

The developer, Sarina, does not appear to have determined where their garbage/recycling would be located. All garbage/recycling should be in an enclosed area with garage door access for removal .

5. DENSITY, MASSING and FORM

Density

The rezoning application requests a Floor Area Ratio ("FAR") of **2.55** combined with **NO density modifier** [Units per Hectare ("UPH")] - this may be used to significantly increase the number of units. There is **no indication of the number of dwelling units planned - this is totally unacceptable as the community has no idea of the density of the development.**

A density of 60 Units (which I understand was not acceptable to the Calgary Planning Commission 'CPC') is too high for the community, resulting in height and setback issues not in accordance with the ARP nor the MLARP and **shadowing and loss of privacy** for those residences of the 1600 block of 32 Av SW.

As there is no maximum FAR and no maximum density under the MU-1 designation - **maximum limits must be agreed upon with the community and the CPC and included as a part of the Development Permit.**

Massing and Form

Revised design concepts presented for the Property provide a **uniform white facade facing 33 Av SW and a 2 storey wall** to the north with minimal setback from the lane abutting existing residences in the 1600 block of 32 Av SW - **this is contrary to :**

- **MDP**
 - **Section 2.2.1 - Policies (b)**
 - "i. Maintaining compatibility, **avoiding dramatic contrast in height and scale with low density** residential areas **through limits on allowable heights and bulk** of new development."
 - "iv. Massing new development to frame adjacent streets in a way that **respects the existing scale** of the street."
 - v. **Limiting the impacts of shadowing** on neighbouring streets, parks and properties."
 - **Section 2.3.2 - Respecting and enhancing neighbourhood character - Policies**
 - "a. **Respect the existing character of low-density residential areas ...**"

"b. **Ensure an appropriate transition of development intensity**, uses and built form between low-density residential areas and more intensive multi-residential ..."

"c. **Ensure ... development** complements the established character of the area and **does not create dramatic contrasts ...**"

- **ARP - Section 2.4.1 - Development Guidelines**

- For R-2 Districts (which is the current zoning for most of the Property)

"When the Approving Authority is reviewing a discretionary use development permit for low density residential, it will consider the Low Density Residential Housing Guidelines for Established Communities to assist in ensuring compatibility of the proposed development, **both in terms of character and scale, with the surrounding area.** (Bylaw 43P2008)"

- For Medium Density (High Density Guidelines were not considered for the ARP)

"[Development Guidelines specify] The following is to be encouraged: ... 2. provision of a building design that: (a) has a **scale, mass and height that does not adversely affect adjacent conservation** and infill development, and which **allows adequate sunlight penetration to adjacent development**; (b) incorporate design details, facade articulation and roof lines which respect the character of adjacent buildings;"

- **MLARP (for the MLBZD) - Section 4.2.2 4.**

"For buildings with a frontage of over 60 metres in length along the street the **overall mass of the building should be broken up with changes in width, height and finishing materials** along the facade. Building **facades should not exceed 15 metres in length without a change in plane or material.**"

Materials Choice for Facade

The materials used on the external facade of the development should coordinate better with the residential neighbourhood - perhaps dark grey and the darker 'wood look' siding used on current commercial buildings.

Mixed Use General

The community needs more information on the requirements for the street facade under this MU-1 designation.

Trees and attractive landscaping facing 33 Av SW, pursuant to the Main Streets Initiative information should be required of the development.

6. SHADOWING

The proposed Land Use Amendment would have **major negative impacts to the 1600 block of 32 Av SW**, across the lane to the north of the Property (the '1600 block of 32 Av SW'), due to shadowing the proposed Land Use Amendment would allow.

The revised design from the developer, Sarina, would appear to minimize this shadowing impact, however, any development permit needs to ensure that the proposed development on the Property does not contravene the following:

- **MDP**

- **Section 2.2 - Policies**

- "b. Plan the development ... appropriate to the local context by: v. **Limiting the impacts of shadowing on neighbouring ... properties...**"

- **Section 2.3.2 - Respecting and enhancing neighbourhood character**

- " ... significant change can impact adjacent low density residential neighbourhoods. Attention must be paid to **ensuring that appropriate local context is considered** when planning for intensification and redevelopment."

- **Section 2.4.2 Built Form - Policies**

- "f. Plans and designs for tall buildings should ensure that they are: iii. Integrated with adjacent areas by **stepping down to lower scale** buildings and neighbourhoods, and iv. Consider the **shadow impacts on adjacent residential areas ...**"

- **MLARP (for the MLBZD)**

- **Section 4.0**

- "[Buildings] should ... provide opportunities **to maintain views and sunlight penetration ...** and minimize shadowing."

7. LOSS OF PRIVACY

The proposed rezoning of the Property would result in overlooking and loss of privacy to the 1600 block of 32 Av SW.

The proposed development of the Property **should not include any common amenity space on the roof top** as this would result in a severe loss of privacy and right of enjoyment of property to the 1600 block of 32 Ave SW.

8. CURRENT ZONING

The existing zoning exceeds the Municipal Development Plan targets for population and employment for the Main Streets Initiative by 15%.

Current zoning would allow for the development of at least 20 Duplex residences on the Property or potentially up to 30 or more townhomes - **this type of development would not likely bring any objections from the community.**

Development consistent with the existing zoning on the Property has numerous precedents in the current redevelopment along 33 AV SW. There are 16 duplexes that have been built along 33 Av SW (1525/1527, 1609/1611, 1621/1623, 1629/1631, 1637 33Av SW/3408 16 St SW, 1733/1735, 1817/1819, 1821/1823, 1825/1827, 1905/1907, 1909/1911, 1506/1508, 1706/1708, 1906/1908, 1910/1912, and 1914/1916). There are two developments in progress on 33 Av SW (1705 and 1834) and six infill homes on 33 Av SW (1605, 1607, 1633, 1635, 1901, and 1903).

There are no developments of the scale, density and height that the rezoning would allow anywhere near the Property.

PLEASE NOTE:

- The proliferation of infill development along 33 Av SW, and a lack of larger development parcels, may result in this proposed development being a 'stand alone' development - any development over 3 stories would be an aberration to the community.
- Any large multifamily development, as a 'stand alone' development, would not fit into any revision of the ARP, MLARP, MDP or the Main Streets Initiative for the community.
- Any new development should be consistent with the Main Streets Initiative, which will not be initiated for 33 Av/14 St SW until late fall 2017 - perhaps approval for this development should wait until the Main Streets Initiative is finalized.
 - The development by Sarina on 33 Av SW and 19 Street SW does not appear to have allowed for trees or a community approach envisioned by the Main Streets Initiative - the community should NOT be forced into another similar development.

9. COMMUNITY INPUT

Although Notice of Land Use Bylaw Amendment has been posted on the Property for input by persons affected by this amendment, this Notice is to redesignate the Property from M-CGd72, R-C2 to MU-1 f2.5h15 - **this is inconsistent with the Application and does NOT appear to be correct.**

This application is to redesignate the Property to MU-1 f2.55h18, which is significantly different from the posting on the property. The community should be given the correct information. **The Property should be correctly posted, to ensure persons affected by this amendment are properly informed, and be brought forward to City Council at a later date.**

The **Community had a meeting** on the original proposed Land Use Amendment January 11, 2017. The turnout was significant and there were no comments in favour of the Land Use Amendment.

This Application for Land Use Amendment has had minimal input from the community. The community has only had one rushed meeting on this project, which was not positive and another public meeting with short notice - this **has not allowed adequate community notice** to citizens for input or additional community feedback which **deprives the community of potential feedback on this Application and the Main Streets Initiative.**

Any change to the ARP should not be rushed and should include several well publicized meetings to ensure existing residents and interested citizens have adequate input to any significant changes to the community.

10. SUMMARY

Building Height

Building heights over 3 stories should be restricted to the MLBZD as intended in the MLARP.

The preferred maximum building height should be lowered (from the 18 metres requested) to 14 metres from the south east corner of the Property, 1602 33 Av SW or the sidewalk facing 33 Av SW (not a calculated average) - this would result in a 10 metre height at the north west corner of the Property which would allow an easier transition to the R-C2 neighbourhood to the north and recognition of and minimizing building mass, density, traffic, shadowing and loss of privacy issues.

Roof top amenity space should not be allowed.

Setback from 33 Av SW and the Lane, Townhouses on the Lane and Parking

The development should be setback from 33 Av SW to allow for landscaping and the planting of trees to ensure the development fits in with the R-C2 neighbourhood and recognizes the intent of the Main Streets Initiative.

A setback of 5 metres from the rear property line and a setback of 3 metres at either the second or third storey, pursuant to the MLARP, should be followed to recognize and minimize shadowing and loss of privacy issues and provide an easier transition to the R-C2 neighbourhood to the north.

Townhouses or lane homes should not be allowed at the rear of the Property abutting the lane as this would significantly increase density, exacerbate traffic in the lane and parking and privacy issues in the community.

All parking for the development should be underground. Access to an underground parkade needs to be carefully considered to minimize traffic congestion in the narrow lane.

Shadowing and Privacy

This proposed development, at 18m and with very limited setbacks, would have major negative impacts to the 1600 block of 32 Av SW.

Further to the MDP and the MLARD (for the MLBZD), the development should ensure it is integrated with adjacent areas by stepping down to lower scale buildings and consider shadow impacts on adjacent residential areas. Adjacent areas should maintain views and sunlight penetration.

Main Streets Initiative

I trust the City will deny the Application for Land Use Amendment, South Calgary Bylaw 270D2017 and Revised Application for Land Use Amendment LOC2017-0028, until proper input from the community is achieved pursuant to:

- a revision to the South Calgary/Altadore Area Redevelopment Plan;
- a revision to the Marda Loop Area Redevelopment Plan; and
- the Main Streets Initiative for 14 Street SW and 33 Avenue SW.

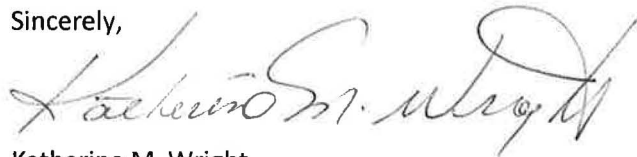
Infill development and lack of larger development parcels on 33 Av SW may result in a 'stand alone' development. This highlights the need for community involvement to ensure the proposed development is not an eyesore, blends with the R-C2 neighbourhood and coordinates with community involvement in any adjustments to the ARP, MLARP, MDP and the Main Streets Initiative.

The Main Streets Initiative will not begin discussions with the community until late fall 2017. This proposed development should either comply with the existing zoning (R-C2 and one lot at M-CG d72) or wait until the Main Streets Initiative consultations with the community are completed.

Posting of Property

The property has not been correctly posted with this Application, thereby seriously misleading persons affected by this Application and minimizing community input. The Property should be correctly posted and be brought forward to City Council at a later date.

Sincerely,



Katherine M Wright
1629 32 Av SW
Calgary, AB T2T 1V8
email wrightkm@shaw.ca
ph (403)244-5177

Albrecht, Linda

From: Janet Tse <jlytse@gmail.com>
Sent: Tuesday, July 18, 2017 2:00 PM
To: City Clerk
Cc: notsarina1600@gmail.com
Subject: [EXT] LOC2017-0028

To whom it may concern:

Please see my following comments re: why I support the CPC refusing both 15m and 18m developments by Sarina Homes:

- Land use amendment doesn't follow existing Marda Loop and Altadore/South Calgary redevelopment plans
- Proposed height at 15/18 meters does not allow sensitive or modest transition to adjacent low density residential properties
- Proposed height and density doesn't follow the 2009 Municipal Development Plan which calls for 33rd Avenue to have Low to Medium density residential (as a neighborhood corridor)
- An extreme increase in vehicle traffic and street parking; mixed use properties historically have insufficient parking for commercial and residential use; there are already significant parking difficulties around the recreation area and library near there; entry and exit out of South Calgary via 14th St, Elbow Dr, 33rd Ave, 20th St are all very congested already, even during non-rush hour times
- Shadowing on adjacent residential properties
- Lack of sincere engagement by the developer; their other property on 19th St being built already looks out of place and towers over the adjacent properties; there are already a number of projects in the area which are already increasing the density in the neighborhood and their impact has yet to be felt

Your consideration is greatly appreciated.

Concerned South Calgary Resident,
Janet Tse
3407 16th St SW

RECEIVED
2017 JUL 18 PM 2:09
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Stacey McDonald <staceycgy@gmail.com>
Sent: Tuesday, July 18, 2017 3:13 PM
To: City Clerk; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima; notsarnia1600@gmail.com
Subject: [EXT] Comments on LOC2017-0028
Attachments: July 31 meeting_LOC2017_0028.pdf

Please find attached my opposition comments on LOC2017-0028 for the July 31st Council meeting

Stacey McDonald

RECEIVED
2017 JUL 19 AM 7:56
THE CITY OF CALGARY
CITY CLERK'S

Resident comments regarding
LOC2017_0028 (1600 Sarina)

Calgary City Council

CPC recommended Refusal

- ▶ The Project was recently given a Refusal recommendation by the Calgary Planning Commission but the developer has elected to move forward to Council on July 31st.
- ▶ The CPC refused the MU-1f2.5h15 District (recommended by admin) and a CPC member proposed the new district of MU-1f2.55h18, but the new district MU-1f2.55h18 was also recommended for refusal.
- ▶ Its important to highlight that BOTH the 15m and the 18m proposals were recommended for refusal by the CPC for planning reasons. The minutes of the CPC meeting clearly show this.
 - ▶ *"I believe the application is premature and the redevelopment of the eastern half of 33 Avenue Main Street requires community consultation consistent with other corridor processes (Bowness Road, Bridgeland, 17th Avenue SW, etc). The move to MU-1 with optional at-grade retail is a significant shift in the form and character of eastern 33 Avenue SW and it warrants real community dialogue. While the ultimate main street built form recommendation may mirror this proposal, it is inappropriate to presuppose an outcome when the Main Street process is scheduled for Q1 of 2018."*
 - ▶ *"I was not in support of this application because of scale and density and height is overwhelming in comparison to the very active redevelopment area that is unfolding. The Marda Loop ARP was designed to concentrate density and height, with gateway and 33 Avenue and 18 Street SW. This project belongs in the Marda Loop ARP boundaries"*

Summary of Policy Concerns

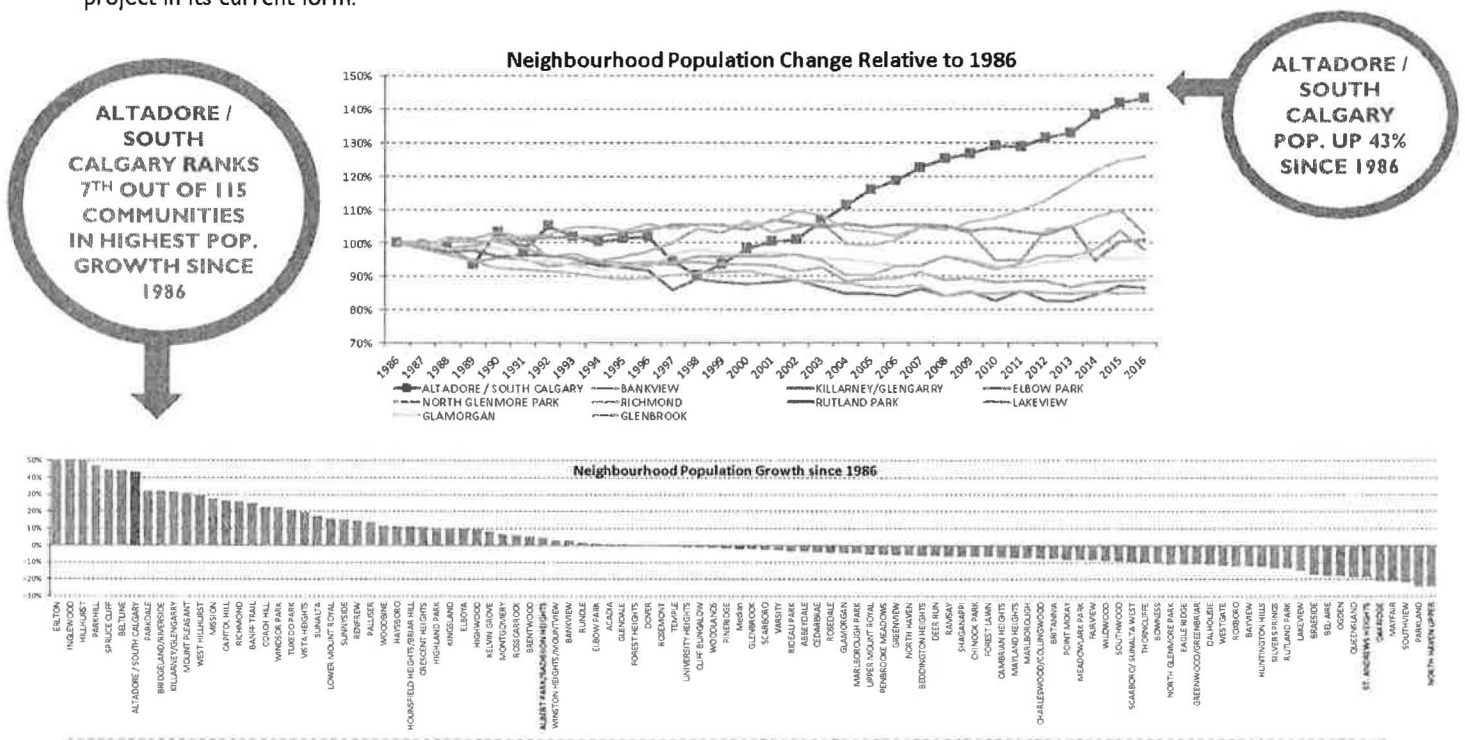
- ▶ Convert primarily conservation and infill residential (R-C2/M-CG) to MU-I with a FAR of 2.5, 15m/18m height and unlimited density. The proposed land use amendment is designed to be implemented directly adjacent to existing low density residential. We will refer to the project as "1600 Sarina" in this document. Outlined below is my related policy concerns.
- ▶ **Marda Loop ARP (MLARP - 2014) had mixed-use corridor focused significantly further to east and didn't contemplate tall buildings outside of core area.** The area on 33rd Avenue from 18th street to 14th street SW was notably absent from this new mixed-use corridor outlined in the MLARP. I believe this was intentional as the eastern area of 33rd Avenue SW (where 1600 Sarina is proposed) was never intended to fall under a higher density mixed use zone and instead was to remain as low-density low-height residential (5P2014). This application will effectively double the length of the Marda Loop core and nullify the previous work/consultation.
- ▶ **The proposal does not conform with the applicable policies of the Municipal Development Plan item (Item 3.4.1.h or Item 3.5.1.a).** 1) The unlimited density proposed is not prescribed under the "Neighborhood corridor" designation 2) There is no sensitive transition to adjacent low density residential area which is required under MDP. 3) The proposed development is not similar in scale and nature to existing community
- ▶ **Main Streets is not statutory for 33rd Ave and should not even be considered for guiding policy when assessing this application.** It was the applicant's prerogative to front-run the 33rd Avenue Main Streets formalization so the application must be judged on the current statutes. It would be erroneous to allow them to use their own interpretation of potential future policy to bolster their land use amendment. The residents continue to feel that pre-judging the Main Streets consultation by assuming the outcome is inappropriate and not fair to all the residents of Altadore/South Calgary (not just the residents nearby your land block)
- ▶ **Contradicts existing Calgary Planning and Development recommendation.** City recommended M-CG as the appropriate densification for the exact same site in 2015. The City Planning department would be undermining its own mandate by proposing a significant deviation from its 2015 interpretation of the applicable statutes (ARP's and MDP).
- ▶ **Project isn't permitted under existing South Calgary ARP (86) Guidelines.**

Summary of Neighborhood Impact Concerns

- ▶ **Height.** The proposed height of 15/18 metres when the offsetting R-C1/C2 max height is 10 metres. The M-CG that Sarina already has approved height maximum of 12 metres. The proposed height of 15m/18m is significantly larger height of the surrounding residential with no transitional buildings.
- ▶ **Shadowing.** the extreme height of the building combined with that it is on the north side of 33rd will cause immense shadow issues on the properties sharing laneway. Residents preliminary sun studies show no sun on rear laneway parcels from 10 am - 4pm from November until February.
 - ▶ Multi-residential development should be encouraged within South Calgary, but not at the expense of the use and enjoyment of neighbouring low density residential properties.
- ▶ **Lack of transition.** The neighbours have concerns that a 15/18 metre building is an extreme over-development of the site that is surrounded by R-C2 single-family and duplex dwellings.
 - ▶ There is no possibility of a transition zone between 1600 Sarina and other tall buildings in MLARP "high street". The area between core district and 1600 Sarina is already developed with new RC-2 housing (infills) preventing a natural transition zone connecting 1600 Sarina to other 18-20 metre height buildings. This will result in no transition zone and no possibility of any future transition zone as the buffer area has already been redeveloped with new housing stock. It means that the proposed development will remain an extreme outlier surrounded by low density residential.
- ▶ **Parking, traffic and vehicle access**
 - ▶ A significant increase in the number of units on the block (5 to 80 under current proposal but could be 160 units assume other lots developed) will negatively impact traffic and parking in the area.
 - ▶ As with most condo's, the number of owner vehicles will exceed the built parking resulting in an influx of street parking. We estimate up to 240 vehicles will be added with this project in a low density residential area. The applicants have also alluded to the project adding commercial which will further negatively impact traffic
 - ▶ 32nd Ave is a narrow residential street that with not to able to handle the incremental traffic and parking brought on the proposed development and related commercial
 - ▶ Eastern end of 33rd Avenue does not have the same egress as west end which will cause 32nd Avenue to be cut-through street. 32nd Avenue is only 11 metres across and only has room for one vehicle passing. It was not designed to handle this level of increase vehicle activity
 - ▶ There is also a public pool, playground and a playground zone a mere metres from the laneway access of the proposed project. Using a narrow laneway for that many vehicles as a thoroughfare is dangerous

South Calgary/Altadore not a “NIMBY” community

Altadore / South Calgary have experienced significant growth since the ARP was constituted in 1986 with population up 43% according to census data (shown below). Our residents have supported and will continue to support density. Yet, the opposition to the land use amendment is almost uniform by the community and the community association opposes the project in its current form.



Existing statutes – Marda Loop ARP

- ▶ Marda Loop ARP (MLARP - 2014). The area on 33rd Avenue from 18th street to 14th street SW was notably absent from this new mixed-use corridor. I believe this was intentional as the eastern area of 33rd Avenue SW (where 1600 Sarina is proposed) was never intended to fall under a higher density mixed use zone and instead was to remain as low-density low-height residential (5P2014)
 - ▶ *"Importantly, the Plan ensures that new development will provide a sensitive transition to the adjacent residential streets"*
 - ▶ *"The tallest building heights have been placed central to the Plan area with the lower building heights situated throughout the rest of the area. This creates new opportunities for redevelopment that reinforces the pedestrian oriented nature of these streets while providing appropriate built form transitions to the low-density, low-rise residential community"*
- ▶ The proposed Sarina land use amendment is not consistent with the MLARP and an approval of a land use amendment as proposed is a significant deviation from the MLRAP and would sterilize the consultation/design work of MLARP. **The proposed project would effectively double the length of the mixed-use corridor without any consultation with the community.**
- ▶ When the MLARP plan was adopted as Bylaw 3P2014 and additional amendment was made the South Calgary Area Redevelopment (13P86) which approved the updated Land use policy (5P2014). The map showed that there is no high-density zoned housing on the east end of 33rd avenue. In fact, at the time there was not even any medium-density residential on the north side of 33rd Avenue
- ▶ Sarina is proposing to leap frog from residential conservation and skip low/medium density (prescribed by MDP) and move right to high-density residential

Existing statutes – Marda Loop ARP

- ▶ As per the Marda Loop Area Redevelopment Plan, the eastern portion of 33rd was to remain primarily lower-density residential (hence why it was carved out of the designed mixed-use neighborhood corridor). A high density apartment style building surrounded by low density residential is inconsistent with local area policy and the Municipal Development Plan.
- ▶ There is no high density zoning and no other buildings of the proposed height in the eastern portion of 33rd



Existing statutes – MDP

- ▶ **Municipal Development Plan.** The city of Calgary is undertaking a broader development initiative Municipal Development Plan. (MDP - Bylaw 24P2009). Under the Municipal Development Plan 33rd Avenue is considered a "Neighborhood Corridor" (Approved: 24P2009 /Amended: 18P2014). Pertinent characteristics of the Neighborhood Corridor and Developed Residential Areas are outlined in the Municipal Development Plan below.
 - ▶ **Applicable MDP guidance related to "Neighbourhood Corridor"**
 - ▶ "Low to medium density residential, retail, mixed-use buildings (Bylaw 46P2013)". Sarina is applying for a Multi-Residential (MU-1) land use amendment which is not prescribed under the MDP as fitting with Neighborhood Corridor designation with unlimited density.
 - ▶ Item 3.4.1.h "An appropriate transition between the Neighbourhood Corridor and the adjacent residential areas is **REQUIRED**. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community". There are no neighboring or offsetting buildings that remotely of the same height and I believe that 1600 Sarina does not even attempt an appropriate transition from the surrounding residential.
 - ▶ Item 3.4.3 states that "the highest densities occurring in close proximity to transit stops and in locations where they merge with Activity Centres or Urban Corridors" The subject site is not at a location merged with any urban corridors nor with any activity centre (Bylaw 18P2014)
 - ▶ **Applicable MDP guidance related to "Developed Residential Area "**
 - ▶ Item 3.5.1.a Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- ▶ **We believe that the proposal does not conform with the applicable policies of the Municipal Development Plan.**
 - ▶ The unlimited density proposed is not prescribed under the "Neighborhood corridor" designation
 - ▶ There is no sensitive transition to adjacent low density residential area which is required under MDP.
 - ▶ The proposed development is not similar in scale and nature to existing community

Main Streets is not statutory for 33rd Ave

- ▶ **Main Streets is not statutory for 33rd Ave and should not even be considered for guiding policy when assessing this application.** It was the applicant's prerogative to front-run the 33rd Avenue Main Streets formalization so the application must be judged on the current statutes. It would be erroneous to allow them to use their own interpretation of potential future policy to bolster their land use amendment.
- ▶ It would be inappropriate to use Main Streets as a policy guide for 1600 Sarina as it has
 - ▶ Community has not even started consultations yet
 - ▶ Main Streets has not been implemented nor is statutory for 33rd Avenue yet.
 - ▶ The community's future Main Streets consultation would be predetermined if this application were approved.
- ▶ The residents continue to feel that pre-judging the Main Streets consultation by assuming the outcome is inappropriate and not fair to all the residents of Altadore/South Calgary (not just the residents nearby your land block)

Contradicts 2015 City recommendation for same site

- ▶ In 2015, Sarina Homes applied for a land use amendment for three lots on the 33rd Avenue including one lot in the proposed 1600 Sarina block. At the time, Sarina requested a land re-designation from R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CGd72). The 2015 amendment was granted. Sarina and the City's comments from 2015 are highlighted below.
- ▶ Sarina now proposes to again modify the same site from M-CGd72 to MU-I. The Calgary Planning Department recommended in 2015 that M-CGd72 for the site in question was *"designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighborhood"*
- ▶ It would be absolute contradiction for the City to now recommend the shift from M-CG to MU-I on the exact same site.
 - If a density of 72 UPH on the same exact site was deemed "modest and compatible" how can the City now recommend unlimited density (or 276 UPH) as being consistent with the same statutes and guidelines?
 - The City Planning department would be undermining its own mandate by proposing a significant deviation from its 2015 interpretation of the applicable statutes (ARP's and MDP).
- ▶ **The statutes are to be used to guide development and should not be that malleable that a revised proposal that is 1500% increase from current density and 283% the original recommendation is considered "Modest and Compatible"**

Sarina's 2015 application for the same building site as 1600 Sarina

"33rd Ave has been designated as a "collector street", and its development as a transit corridor makes this an appropriate location for additional density. Although the designations have changed, the intention to create transitional forms applies to lots like this in the areas between medium density/ commercial development and low density residential."

Calgary Planning & Development commenting on original 2015 M-CG72d amendment

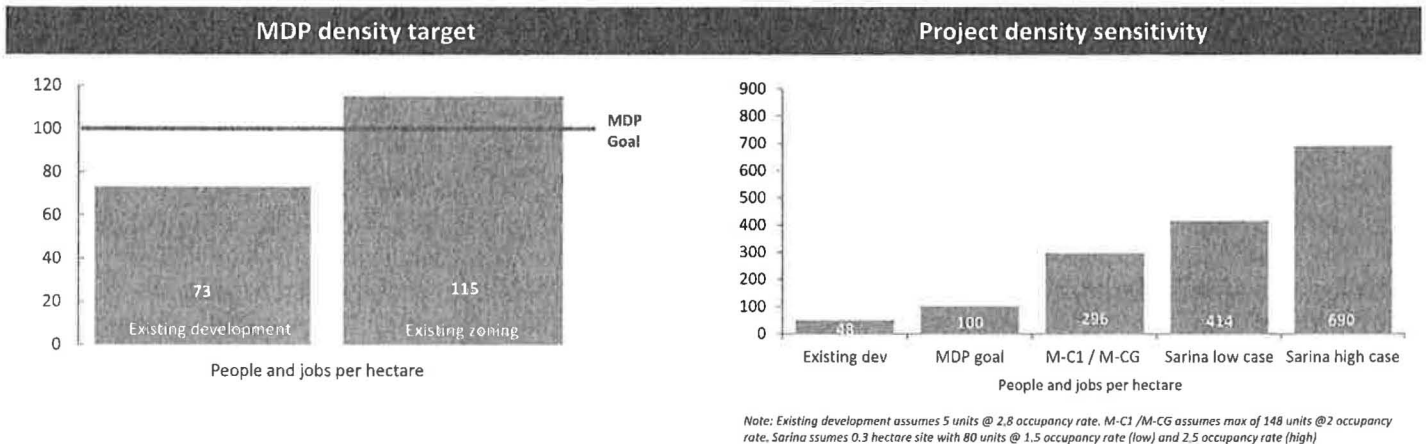
2015 M-CG amendment was *"designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighborhood."*

Existing statutes – South Calgary ARP

- ▶ South Calgary ARP (86) – Project doesn't fit within existing ARP Guidelines
- ▶ Item 2.3.2 of the South Calgary ARP states that *"a low density multi-unit policy utilizing the RM-2 designation will create an appropriate transition between existing RM-4 and R-1/R-2 areas. The maximum density under this designation cannot exceed 75 units per hectare."* The ARP is clear in stating that density cannot exceed 75 units per hectare in this area
- ▶ The zoning designations have changed (from RM-4 to R-CG and M-CG) but the guidelines within the ARP have not. The intention to create transitional forms in the areas between medium density/ commercial development and low density residential. That is why I believe M-CG or like forms as approved in the 2015 original land use application is appropriate.
- ▶ Item 2.3.4 states *"A medium density policy is appropriate for parts of the community to encourage redevelopment with a variety of unit types using the RM-4 designation (now R-CG or M-CG) and is encouraged to locate around activity nodes (i.e., commercial areas) or along the more major roads in the area (i.e., 26th Avenue S.W.)"* This policy would dovetail with designation 33rd Avenue as a "neighborhood corridor" and encourage incremental development and an increased intensification through using R-CG or M-CG
- ▶ The Medium density found with in the ARP has key points related to building design that the proposed 1600 Sarina application would not be consistent with
 - a. Item 2.4.1 *"(RM-4 and RM-4/75) has a scale, mass and height that does not adversely affect adjacent conservation and infill development, and which allows adequate sunlight penetration to adjacent development"* (15m/18m height would violate)
 - b. incorporate design details, facade articulation and roof lines which respect the character of adjacent buildings
- ▶ The South Calgary ARP has medium density policy and has allowed areas for this type of apartment development (up to 148 UPH) but the proposed Sarina development is not in those zones

Densification benchmarks

- City has worthwhile goal of densifying inner city communities and prescribed density benchmarks for neighborhood categories The MDP goal for 33rd Avenue area is 100 people and jobs per hectare. The area is already forecasted to exceed that target under current zoning
- The Main Street guide for 33rd Avenue acknowledges that "Growth for this main street area is close to the Municipal Development Plan desired target" and under existing zoning 33rd Avenue would exceed the People and jobs per hectare metric. This negates the need for massive increase in density that the 1600 Sarina project proposes
- Below we show the current and forecast intensity for the neighborhood as part of the Main Streets initiative. **The 1600 Sarina proposal results in a 1500% increase in the Units per Hectare metric (uph). This is not a modest increase in density.**
- The current density of the site versus various density metrics. I believe that M-CG or M-CI development is appropriate for the site which could increase the people and jobs per hectare on the site from 48 to 296 (~500% increase in density)
- The proposed Sarina development could see 80 units at a range of 1.5 – 2.5 people/unit which see densification increased to 494 – 823 people/hectare. This represents a 750% - 950% increase in population on the same site.**



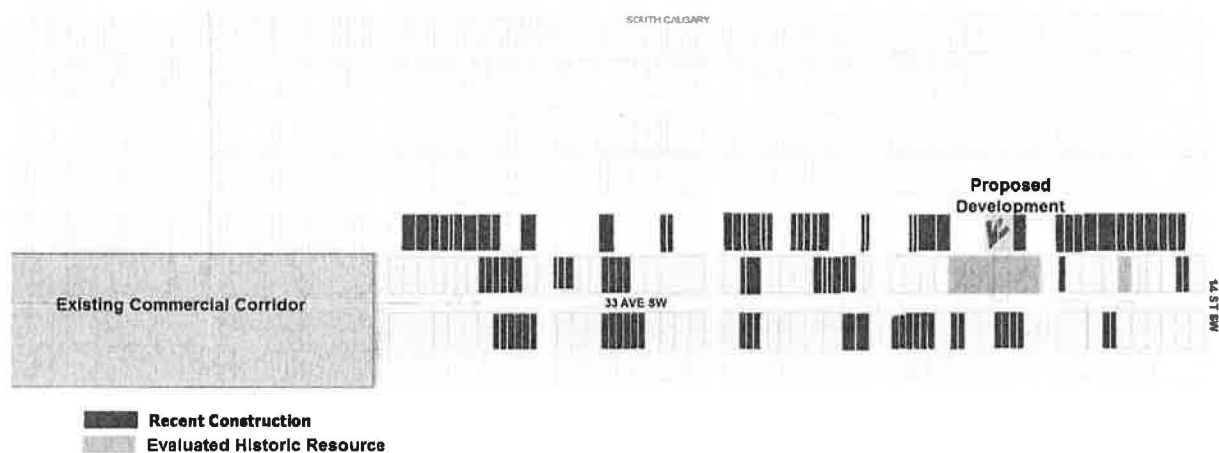
Residents/Neighbourhood Concerns

- ▶ **Height.** The proposed height of 15/18 metres when the offsetting R-C1/C2 max height is 10 metres. The M-CG that Sarina already has approved height max of 12 metres. The proposed height is almost double the height of the surrounding residential with no transitional buildings.
- ▶ **Shadowing.** the extreme height of the building combined with that it is on the north side of 33rd will cause immense shadow issues on the properties sharing laneway. Sarina sun studies were only done at 8:30 am and 3:30 pm in September.
 - ▶ Residents preliminary sun studies show no sun on rear laneway parcels from 10 am - 4pm from November until February.
 - ▶ Multi-residential development should be encouraged within South Calgary, but not at the expense of the use and enjoyment of neighbouring low density residential properties.
 - ▶ Item 2.4.1 of the South Calgary ARP “(RM-4 and RM-4/75) has a scale, mass and height that does not adversely affect adjacent conservation and infill development, and which allows adequate sunlight penetration to adjacent development” (15m/18m height would violate)

Residents/Neighbourhood Concerns

► Lack of transition.

- The neighbours have concerns that a 15/18m metre building is an extreme over-development of the site that is surrounded by R-C2 single-family and duplex dwellings.
- There is no possibility of a transition zone between 1600 Sarina and other tall buildings in MLARP "high street". The area between core district and 1600 Sarina is already developed with new RC-2 housing (infills) preventing a natural transition zone connecting 1600 Sarina to other 18-20 metre height buildings.
- This will result in no transition zone and no possibility of any future transition zone as the buffer area has already been redeveloped with new housing stock. It means that the proposed development will remain a extreme outlier surrounded by low density residential.



Residents/Neighbourhood Concerns

► Parking, traffic and vehicle access

- A significant increase in the number of units on the block (5 to potentially 160 units assuming other 5 lots developed) will negatively impact traffic and parking in the area. As with most condo's, the number of owner vehicles will exceed the built parking resulting in an influx of street parking.
- The MU-1 designation allows for commercial uses which will further negatively impact traffic and parking. 33rd avenue is only 13 metres wide that is already pushed to its limits.
- The offsetting streets (32nd Ave) are narrow residential streets that will not be able to handle the incremental traffic and parking brought on the proposed development and related commercial. In addition, the eastern end of 33rd Avenue does not have the same egress as the west-end which will cause 32nd Avenue to be cut-through street.
- There is also a public pool, playground and a playground zone a mere metres from the laneway access of the proposed project
- Using a narrow laneway for that many vehicles as a thoroughfare is dangerous

Public Engagement

- The public engagement thus far has been driven by the affected residents 1) We have 250 community members that are a part of our group opposing the project 2) Our group personally distributed Open House details to 1,500 households in the week preceding the April Open House 3) The Open House in April was attended by over 300 people and the feedback was almost uniformly opposed to the project. We have also met with the applicant numerous times in the last few months.
 - While we are encouraged by the applicant's willingness to meet with the affected residents and community we feel that "real" engagement by the City Planning department and the Applicant would be demonstrated by revising the land-use amendment to receive the support of a meaningful amount of the community. We are not asking that the applicant follow the ARP exactly but rather have any rezoning be sensitive to the community.
 - The original application called for M-HIF2.55h18d276 or around 80 units in the development (there was a prior application that proposed 2 phases over 10 lots but the developer submitted a land-use amendment on land they didn't own which was rejected by the city).
 - The last iteration revised the application to MU-1f2.5h15 and now there is no density modifier. In our view the most recent revision was meant to appease the community opposition but fell woefully short.
 - Adjusting the FAR from 2.55 to 2.5 is not sufficient. There is now no density modifier
 - **When the DP was submitted the applicant did a "bait and switch" by submitting drawings that looked nothing like what was shown to the residents at any of the public engagement sessions. The "stacked town concept" with street entry was eliminated and the design now looks like an apartment building. The applicant also added additional floors to areas that are adjacent to low-density residential.**

Conclusion

- ▶ If the application was indeed “modest” as claimed then why is there almost uniform opposition? Why has a community that has embraced density so diametrically opposed to this project?
- ▶ Surely, if the application fit with character of the community there would be a quorum of residents who see the development as an improvement over a half block of dilapidated bungalows? Yet there isn't any
- ▶ How can the city judge this application as a modest increase in density (under MDP policies) when it already stated that M-CG was appropriate for the site less than 2 years ago?
- ▶ Why not re-zone the land as M-CG or M-CI which would allow for a meaningful increase in density and still be sensitive to the community?

The residents have reason to be weary of the ongoing development. The residents of Altadore / South Calgary have supported density for 30 years and we are beginning to feel taken advantage of. Based on lack of respect for the ARP's and community consultation it appears that the MDP guidelines only apply if they support developers. Should the statutes be so malleable that both a 4-plex and an 80 unit condo building both be considered sensitive and modest?

The South Calgary / Altadore community and its residents are asking that the 1) The City genuinely examine if this application is indeed “modest” 2) take into account the almost uniform opposition to this development 3) acknowledge that the community has not yet had its input in any shaping 33rd Avenue changes and LOC2017-0028 will permanently alter the community with an extreme over-development of the site.

Stacey McDonald
staceycgy@gmail.com

Albrecht, Linda

From: Barbara Morris <morrisbjandp@gmail.com>
Sent: Tuesday, July 18, 2017 3:49 PM
To: City Clerk
Cc: notsarina1600@gmail.ca; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima
Subject: [EXT] File LOC2017-0028
Attachments: File LOC2017-0028 City of Calgary.pdf

Attached please find our letter of concern concerning the application for redevelopment of properties on the north side of 33 Avenue SW, 1600 block which we understand will be brought to City Council on July 31.

Thank you for taking our concerns into consideration as you deliberate on this.

Philip & Barbara Morris

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THE CITY OF CALGARY
CITY CLERK'S

City Clerk

Barbara & Philip Morris

The City of Calgary

1807- 32 Avenue SW

800 Macleod Trail SE

Calgary, AB T2T 1W3

Box 2100 Station M

July 18, 2017

Calgary, Alberta T2P 2M5

RE Re: Land Use Application LOC 2017-0028

Dear Sir:

We are writing to express our opposition to the proposed development by Sarina Homes in the 1600 block of 33 Avenue SW. We attended the meeting held at Marda Loop Community Hall in January and were extremely disappointed to learn of the large project Sarina was proposing for this site. We also attended the City of Calgary Open Houses held at Altadore Baptist Church in April & June which outlined the proposed Main Street redesignation of 33rd Avenue SW. We understand that the size of the proposed development has been decreased but it is still not in keeping with the community and surrounding areas.

One of the main points that we noted from the open house was that the Main Street concept was that it was to be sympathetic to the existing neighbourhood. We do not feel that changing from single family, one and two storey homes to a 4-6 storey apartment style building is at all in keeping with the look or feel of the neighbourhood. It seems that no consideration has been given to neighbours in adjacent properties or to the aesthetic look of the neighbourhood.

We are opposed to this development as it will totally change the unique character of the area, moving from single unit, mostly one storey homes to a multi-family, multi-storey building will impact those living in the immediate proximity to the development and the community as a whole. We foresee that if zoning is changed for this project there will be a precedent set that will allow a number of other structures such as this to be built in our community.

There are many homes on 32nd Avenue (immediately to the north of the proposed development), some over 100 years old that are beautifully preserved that will be the most impacted as shadowing from the proposed building will greatly reduce the amount of sunlight in both their front and rear yards. The shadowing will extend onto South Calgary Park which will impact grass growth on the playing fields as well as the desirability of these fields for league play due to shadows. The homes to the north of the project would also lose privacy in their back yards as they would be overlooked from above.

We are also concerned about traffic flow and parking in this area. Parking on 32nd Avenue has already been changed once so that those residents require a permit to park in front of their own homes. The north side of 32 Avenue is often full of public parkers, using the nearby South Calgary pool, the playing

fields and the nearby library – Where will the overflow parking for the proposed development end up? Traffic flow on 33rd Avenue has increased over the past few years and we expect it to increase as the development of Currie Barracks moves forward as well. Adding an 80 unit building and the vehicles this will bring with it will only cause further congestion.

We can fully appreciate that increasing the density in the Inner City Suburbs is viewed by the City as a desirable change, however, Marda Loop has already seen one of the largest population changes since 1990 as our area has shifted from 50 foot lots to 25 foot ones or duplexes being built on a lot that once held a single family home. We do not need large condo complexes added into this mix.

Although we don't live in the block immediately adjacent to this proposed development we are concerned that it will set a precedent for the Community as a whole through the concerns we have outlined. We ask the City to consider the impact that this rezoning will have on our Community.

Yours truly

Barbara Morris & Philip Morris

Albrecht, Linda

From: Karen Bilkoski <kbilkoski@hotmail.com>
Sent: Tuesday, July 18, 2017 9:20 PM
To: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima; City Clerk
Subject: [EXT] LOC 2017-0028
Attachments: Letter to City Councillors.pages.zip 1.pdf

It has recently come to my attention that my letter of objection for LOC 2017-0028 (attached) regarding the Sarina Homes proposal on the 1600 block of 33rd Ave SW would not carry forward to city council due to yet another 're-zoning' change. This is ridiculous as the Sarina Homes rezoning application is in it's 4th proposal, all of which contain similarities in design and densification.

After attending the CPC meeting regarding this application it was mentioned that approximately 100 letters of opposition were received by the city earlier this year. I understand that theses letters that had been previously submitted will not be carried forward with this latest application that the city councillors will be hearing.

This is an injustice to the efforts of those who took the time to put their thoughts into words. I now know why I am seeing such dismay with similiar engagement processes in our media.

Marshall Bilkoski

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To: City of Calgary Planner (jarred.friedman@calgary.ca)
Councillor Evan Woolley (evan.woolley@calgary.ca)
Councillor Brian Pincott (brian.pincott@calgary.ca)
Mayor Naheed Nenshi (naheed.nenshi@calgary.ca)
Marda Loop Community Association (development@mardaloop.com)

RE: LOC 2017-0028

This letter is being written in regards to my concerns regarding the upcoming Sarina Homes application for a land use redesignation on the north side of the 1600 block of 33 Avenue SW.

In 2012 we built an attached side by side. Before choosing the community (and ultimate location) we did our due diligence in referring to the area zoning such as the Altadore/ South Calgary ARP. A significant amount of investment and time was put into the research and then ultimately the final build of our home in this wonderful community.

The Marda Loop community is a highly sought after location which is attractive due to its mix of already available living choices and price points.

Densification of this community has already been successful and was accomplished with minimal intrusion on the character and/or charm of the existing long term residents. Having obtained from the City of Calgary census results from the late 1968 to 2016 it becomes evident that the community of South Calgary is one of a select few inner city communities showing an increase in population. This (for the most part) well received densification is a product of the communities involvement with the city to establish the current Altadore/South Calgary and Marda Loop ARP's. These updated ARP's are the established guidelines and hence are perceived as the rules in place. Moderate modifications or adjustments to such rules are inevitable with the progress of time. The Sarina 1600 project is **NOT** a moderate modification!

The likes of this mammoth proposal in a deemed 'Residential Conservation' area is unprecedented in our community. Approval of this radical digression from zoning and guidelines raises the following issues:

- ♦ Does not respect the remaining homeowner on the 1600 block who wishes to remain in her home. A development should and must respect her residential home rights and maintain to some degree the existing street-scape.
- ♦ This project is well beyond the scope of the existing ARP's including the newer 'un-finalized' Main Street Initiative Plan.
- ♦ This is an extreme land rezone request that is skipping numerous levels of zoning. It is a tremendous request in leap-frogging the zoning from RC-2 to M-H1. Please note that

the lots 1610 and 1612 (previous RC-2) are the only lots that are designated M-CG on the entire north side of the 1600 block of 33rd Avenue. It should also be mentioned that it was Sarina Homes who (less than 2 years ago) applied for that M-CG rezoning and that it was not approved unanimously by the Calgary Planning Commission.

- This rezoning gives no consideration to the properties immediately behind this application and it's proposed six story structure. This would be a direct assault on those properties with their highly coveted south facing backyards. Consequences are absence of sun, loss of backyard privacy and constant traffic flow down their extremely narrow 16' alleyway.
- There is no transition capability with the existing residential buildings due to the enormity of the proposal that this application will allow.
- There is no chance of blending or transitioning further west on 33rd Avenue towards the business district area. These four city blocks are already dotted with many new R-C2 builds. The final result would be Sarina Home's ability to build a high density six story building that would be isolated within an established low density residential conservation area.

The granting of re-zoning and projects of this magnitude fall well outside the current scope of the Altadore/South Calgary and Marda Loop ARP's and the more current Main Street Initiative Plan for 33rd Avenue. A long term sustainable plan east of 19th Street on 33rd Avenue does not exist at this time. This area is deemed Residential Conservation as per the MLARP and not included in the newer Main Street Initiative Plan. This was not an oversight but a conscious decision to maintain some of the characteristics of the community. It should also be noted the Main Streets Initiative Plan to which this project is attempting to tie itself to is not yet finalized. Consultation and input between this initiative and our Marda Loop Community Association has not yet taken place. To predict the outcome of such engagement prematurely would be irresponsible and undermine the entire process. A long term sustainable plan that will outline the vision and workability as seen by both the city and community is essential for success. To simply grant a project of this enormity (in this location) without such a comprehensive plan would simply be viewed as a classic case of 'Spot Zoning'.

It must also be mentioned that densification within our community and resulting traffic flow becomes a paramount issue. As of today there has been no traffic mitigation instituted in our community in order to address our increasing traffic pressures and problems.

Marshall Bilkoski
1714 - 32nd Avenue SW
mbilkos1@gmail.com

Albrecht, Linda

From: Karen Bilkoski <kbilkoski@hotmail.com>
Sent: Tuesday, July 18, 2017 7:13 PM
To: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima; City Clerk
Subject: Fw: LOC 2017-0028
Attachments: LOC 2017-0028.pdf

Please find attached my letter regarding the application for LOC 2017-0028.

I hope you all are aware that this is the 4th rezoning application for this property. Jarred Friedman in the Planning & Development Department (Planner 11 - Centre West Team) received close to 100 letters regarding the 1st rezoning application which I believed should be forwarded to and included with this last application.

Just because the rezoning has changed, the enormity of the project is the same and our concerns and/or objections have not changed.

Karen Bilkoski

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To: City of Calgary (jarred.friedman@calgary.ca)

Councillor Evan Woolley (evan.woolley@calgary.ca)

Councillor Brian Pincott (brian.pincott@calgary.ca)

Mayor Naheed Nenshi (naheed.nenshi@calgary.ca)

Marda Loop Community Association (development@mardaloop.com)

Chris Davis (ward8@chrisdavis.ca)

Jeremy Farkas (jeromy@jeromy.ca)

RE: LOC 2017-0028

Jarred, why is it that this developer can apply and likely get a rezoning approval ahead of the finalization of the 33rd Avenue Main Streets Initiative? Why is the city planning department encouraging developers to develop properties when the Main Streets Initiative for 33rd Avenue has not yet been completed? I recently found out that the city has contacted Sarina Homes and advised them to change their zoning application from M-H1 to MU-1 (after the April 19th Open House)? Why was this done? Is it because it will then align with what eventually "could be" proposed for in the 33rd Avenue Main Streets Initiative? It appears that the city and developer are calling all the shots on this development and the community and residents are being ignored. Can anyone answer these question truthfully? Can YOU answer these questions for me? I would like and would expect a reply from you regarding this matter ASAP as this application will soon be going to the CPC.

I am not opposed to growth outright, but I do think that what has been taking place on 33rd Avenue should lead us to question the existence of smart, long-term planning. At the South Calgary/Altadore Open House on April 19th the 33rd Avenue Main Streets Initiative was presented. As it stands, the Main Streets Initiative that is planned for 33rd Avenue is not complete and is not a priority until 2018-2019. I understand that the Main Street Initiative will be the catalyst for rezoning 33rd Avenue as a whole but until that is done no rezoning applications of such a magnitude should be encouraged and approved.

33rd Avenue has atrocious traffic during rush hour and weekends which has forced traffic to use the parallel streets (32nd and 34th Avenues). By permitting these types of developments while simultaneously ignoring public transit and traffic mitigation is ignorant at best. No one is saying NO to new living options. We are, however, saying that these developments should not be welcomed until they are balanced with intelligent ways to keep our roads from imploding from the weight of additional vehicles.

I have to say that as a resident of South Calgary we (the city and the community) must be careful in what we do. South Calgary is already growing at a high rate (RC-1 to RC-2 and M-CG) but also at the price of not thinking about the future in a positive way. Parks, schools and transit system are vital to making Marda Loop livable and desirable both economically and sustainably. I don't think the city is doing a good enough job of protecting what has already been the most important factor, the residents and their residential properties of South Calgary. It is important that we understand what our goals are as a community today and for

generations to come. Schools, transit, open spaces, public space, these are all the foundation for a better life and community. Affordability is always important but in general we must keep our minds on quality and not over quantity.

South Calgary is a great neighbourhood to be in. However, developments like what Sarina Homes is proposing not only will destroy the neighbourhood character by replacing it with numerous condo buildings, it will also displace the working and creative people who for generations have made this neighbourhood viable and interesting. We need to stop this mindless development and preserve our communities character. Since this application was announced we have had at least 3 neighbours (and possibly many more) on 32nd Avenue that have listed their homes for sale as they are fearful of what might come. I will feel sorry for the new owners who have paid over \$1M for their new home to find out that a 6 story condo could be built in their backyards.

Plain and simple, growth is not always sustainable! However, if we are to have growth, this growth should be shared equally throughout the city. It is up to the city planners to steer development in the under-served and under-utilized areas of our city. Everyone can't live in the few neighbourhoods developers can make easy money building in. If they continue this trend the developers will end up ruining these once livable, desirable neighbourhoods. Developers are fully prepared to take the community away from those who actually live in it. The end result is massive redevelopment, absentee ownership and dislocation of the present residents. If gentrification continues to be allowed to spiral out of control, all that makes South Calgary (and Marda Loop) unique and a great place to live will be lost.

I am troubled by the city's push for increased density. I fear that this push for higher density is driven by the profit motive of the developers and increased tax revenue for the city, more than by the need for more housing to accommodate the anticipated influx of people. Greed should not be the main factor in our communities growth.

Whoever makes "SMART GROWTH" a top priority will earn my vote in the next election.

PROTECT OUR INNER-CITY RESIDENTIAL NEIGHBOURHOODS!!!

Karen Bilkoski
1714 - 32nd Ave SW

Albrecht, Linda

From: Chris Kemper <ckemper@petersco.com>
Sent: Wednesday, July 19, 2017 6:32 AM
To: City Clerk
Cc: 'notsarina1600@gmail.com'; Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima
Subject: [EXT] File Number LOC2017-0028

Good morning,

As a concerned resident, I am writing with respect to the Sarina development proposed on the 1600 block of 33 Avenue SW.

Please find a list of concerns below:

- *Inconsistent with current residential setting* – the proposed 15-18 metre structure does not fit within the current context of the South Calgary community and is not sensitive to the existing development in the community. As a property owner adjacent to the proposed development, this will have an adverse impact on the use and enjoyment of our property.
 - *Height* – The proposed height will cause numerous concerns, including a potential shadow cast onto the adjacent properties, and a loss of privacy as the residences will be able to see into backyards of adjacent properties.
 - *Density* – On a people per hectare, the proposed project would result in ~490 people per hectare, which is well over the Municipal Development goal of 100 people and jobs per hectare. Ultimately lower density and a lower height would be more appropriate for the region.
- *Traffic/Parking* – The existing lane behind the proposed structure is narrow and this project would see an exponential increase in the amount of laneway traffic. Additionally, the traffic onto 33rd Avenue on any eastward traffic would become a concern given that this is currently already a busy road, so studies into this impact need to be considered. Garbage and recycling in the alleyway are real concerns given the size of the removal services that will be required. Additionally, visitor/guest parking in the region would also see an increase in the area.
- *Safety concerns (wood construction of 70 units)* – Despite fire suppression technologies, the concerns around a high density wood frame structure is real.
- *Lines inconsistent with the neighboring buildings* – lastly, the far west portion of the project needs to properly contemplate the transition from a higher structure to lower single family homes...the reduction to a three storey building would allow for this transition and mitigate some of these concerns.

Sincerely

Chris Kemper, MBA

Investment Advisor

Direct: 403-261-2207 | Cell: 403-619-8053

Fax: 403-261-7573 | Toll Free: 1-800-563-4544

ckemper@petersco.com

Peters & Co. Limited

2300 Jamieson Place
308 Fourth Avenue SW
Calgary, AB T2P 0H7

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Albrecht, Linda

From: markjuliethiessen@gmail.com
Sent: Wednesday, July 19, 2017 9:19 AM
To: City Clerk
Subject: Online Submission on LOC2017-0028

July 19, 2017

Application: LOC2017-0028

Submitted by: Mark Thiessen

Contact Information

Address: 1703 32 Ave. SW

Phone: (905) 715-6348

Email: markjuliethiessen@gmail.com

Feedback:

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Hello, I am writing you concerning the proposition from Sarina Homes to build a 18 meter, 80 unit condo building on the 1600 block of 33rd Ave in Marda Loop. I am a South Calgary resident and this development plan is a strong NO. To be clear, we are not anti-development, or anti-high-density, rather pro smart-development within the requirements and style of the community. We understand the higher density redevelopment needs in the city. In the past we have supported many higher density multi-family row or townhouse style development projects that reflect the nature of our neighbourhood. However, in this location we feel strongly about limiting development heights to only 3 stories and offering larger floor plans to better reflect the community style and maintain the integrity and value of adjacent homes. The 18 meter tall, 80 unit Sarina condo building plan and drastic rezoning in this location absolutely does not meet any of the adjacent community criteria. A large high-density development parachuting in among single family detached homes is not only extremely short sighted and poor urban planning but detrimental to adjacent home owners. The shadows cast, decreased privacy and increased traffic will no doubt negatively effect the quiet surrounding community. There seems to be no need either as there are many other locations either south of 33rd Ave and closer to the commercial district of Marda Loop or north in Bankview that better transition to a development like this. With no other similar structures for multiple blocks, and because of recent single family home builds along 33rd Ave, it seems very likely this project would stand alone for decades and therefore hard to justify an aggressive zonal change. In closing, we are strongly opposed to the current Sarina condo and land zoning change as it would drastically differ from the surrounding community and is in no way required to fulfill a high-density redevelopment plan in this specific location. We are very open and welcome other ideas from the developer if they include a 3 story maximum and better reflect the immediate surrounding community. Thank you and I hope you strongly reconsider this proposal. Mark Thiessen, Home owner - South Calgary.

Albrecht, Linda

From: vmr calgary <vmrcalgary@hotmail.com>
Sent: Wednesday, July 19, 2017 10:27 AM
To: City Clerk
Cc: Woolley, Evan V.; Pincott, Brian; Office of the Mayor
Subject: [EXT] file # LOC 2017-0028 Sarina Development

Dear city admin and council,

The City of Calgary recommendation is recommending support for a business developer and a blow for a community and a neighborhood. There seems little care for our existing community. Where there is currently a whole block of period homes, they recommend multi story buildings which will result in added issues for an already congested area. Sarina bought up an entire block of bungalows in the middle of an R1 and R 2 community and will put up two buildings in this same square footage. There are no similar developments nearby.

CPC agreed the building is poor planning, but they did not act on that. I am puzzled. Do we conclude that this charade of asking our citizen input is for the optics. Democracy? Or how to make it look like a democratic process?

We are overbuilt for condos and housing in our community. Many condos and homes are for sale. The city is putting profit for a private developer and more income for the city above the preservation of our community.

These two wood frame 4-5-6 story building will give us:

Great fire hazard in the condos and for trees and homes nearby higher traffic, pollution, dangerous parking congestion the loss of privacy, loss of light, many more pets with no off leash park nearby .

Democracy is dealt another blow,
vmrcalgary@hotmail.com.

Sent from my iPad

RECEIVED
2017 JUL 19 AM 11:56
THE CITY OF CALGARY
CITY CLERK'S

Re: Land Use Application LOC 2017-0028

RECEIVED
2017 JUL 19 PM 3:32
THE CITY OF CALGARY
CITY CLERKS

Date: 11 April, 2017

The City of Calgary
Planning, Development & Assessment, IMC #8108
800 Macleod Trail SE
Calgary, Alberta T2P 2M5
Jarred.friedman@calgary.ca

Attention: City Planner, Jarred Friedman

Dear Jarred Friedman:

It is with great sadness that I read about the plans to increase the density of the 1600 block on 33rd Avenue South West with a high-density condo development.

The Mayor and City Council are still trying to get high density multi-family residences passed throughout the city. They have tried through motions at the City Council meetings but the motions don't pass. The majority of residents living in R1 & R2 areas don't want to live in high density districts. The property taxes for the inner city are very high and I think they are subsidizing other areas of the city.

Council is now trying to get the multi-family, high density, zoning through the city a different way. Do each parcel of land separately.

It is time that our council members start listening to their residents. Here are some of the major problems that will be created with this development.

- I don't think much thought was given to the traffic problems you will be creating on 33rd Avenue and 14th Street South West.
- The first thing that will happen will be that Mt. Royal and Elbow Park Districts will close off the entrance on Council Way and 14th Street to traffic. Those communities have a lot of clout along with a lot of money.
- You remember when the district of Scarborough decided to close off 17th Avenue because of traffic cutting through their neighbourhood? They only have one entrance into the district now.
- 33rd Avenue is only a single lane and was developed for low density usage. There was chatter a while back to lower the speed limit to 40km/hr. Can you imagine the traffic jam this is going to cause with all the new development going on in Currie and now planning more congestion on 33rd Avenue? It is not going to work.
- There is no main artery that the traffic can flow into – 14th Street is already congested during rush hour and Council Way will surely be blocked off from going into Mt Royal and Elbow Park.

Re: Land Use Application LOC 2017-0028

- There is a large new development still going on in Currie Barracks and 33rd Avenue is receiving a lot of the traffic. Once this development is completed the traffic from the west side of Crowchild Trail will increase even more. What are the plans for 33rd Avenue?
- What about parking? Will each unit have their own underground parking stall?
- If not, will it be necessary to have mandatory parking permits for 32nd Avenue, on both sides of the street, next to the park?
- Has anyone thought of the shadowing this build is going to create on the homes and the park on 32nd Avenue? Some of the smaller homes will never see the sun and residents will live only in the shade. This is not acceptable considering all the property tax we pay in the area.
- South Calgary was developed many years ago as a low-density community. Now that the CBE has closed all the schools in the area, the city wants to bring "HIGH DENSITY" into the community. "OUR TAXES GO UP AGAIN."

I'm getting tired of subsidizing everything. Just because City Council can increase their own wages every year, doesn't mean the rest of us can.

It is time we elect councillors that are going to look after the residents living in their districts instead of looking only toward their own pocket books.

Sincerely,

Shirley Simmering
1736 – 32nd Avenue South West
Calgary, Alberta, T2T 1V9
(403)245-0968

shirley@simmeringdesign.ca

cc:

evan.woolley@calgary.ca

brian.pincott@calgary.ca

notsarina1600@gmail.com

Re: LOC2017-0028
Calgary Planning Commission Update

RECEIVED
2017 JUL 19 PM 3:32
THE CITY OF CALGARY
CITY CLERKS

17 July 2017

The City of Calgary
800 Macleod Trail SE
Calgary, Alberta T2P 2M5
cityclerk@calgary.ca

Attention: City Clerk

What are the City Plans for taking care of the added traffic you will create at the intersection of 14th Street and Council Way SW with this new development?

How long will it take Mt. Royal and Elbow Park Communities to have the Mt. Royal Community Association make plans to block off the intersection at 14th Street and Council Way SW to prevent the traffic from entering their district? You say this isn't possible? Anything is possible in this city with the right amount of money and a lot of Clout.

Remember the district of Scarborough? I remember it well. The community went to council and had all the entrances/exits along 17th Avenue South West blocked off. Everyone was in an uproar even the residents and the fire department. It cut off all access for the emergency services going into the district along 17th Avenue. Has anyone brought this up at the meetings?

I have talked to a number of CPC members and Councillors and they tell me this can't be done. It has been done before here in Calgary. It only takes money and a lot of Clout and Mt. Royal Community has both.

Sincerely,

Shirley Simmering
1736 – 32nd Avenue South West
Calgary, Alberta, T2T 1V9
shirley@simmeringdesign.ca

cc:

diane.colley-urquhart@calgary.ca

peter.demong@calgary.ca

shane.keating@calgary.ca

Re: LOC2017-0028
Calgary Planning Commission Update

druh.farrell@calgary.ca

joe.magliocca@calgary.ca

brian.pincott@calgary.ca

richard.pootmans@calgary.ca

evan.woolley@calgary.ca

themayor@Calgary.ca

gian-carlo.carra@calgary.ca

andre.chabot@calgary.ca

sean.chu@calgary.ca

ray.jones@calgary.ca

notsarina1600@gmail.com

jim.stevenson@calgary.ca

ward.sutherland@calgary.ca

chima.nkemdirim@calgary.ca

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2017 JUL 19 PM 3:34

THE CITY OF CALGARY
CITY CLERK'S

Terry Joubert
1735 32 Avenue SW
Calgary, AB T2T 1W1

19 July 2017

Calgary City Council
Courtesy of the City Clerk

Re: File Number LOC2017-0028

I am writing to express concerns over Sarina Development's proposed development on 33rd Avenue S.W. (file number LOC2017-0028). As a resident of the neighbourhood for twenty years and living one block from the proposed site, I am disappointed this application is being considered. After attending several community meetings, it is clear that the residents of the neighbourhood are vehemently opposed to the proposed development. In addition, the Calgary Planning Commission (CPC) did not support the City Administration's recommendation for the planned development. It is hard to understand, with such strong opposition, how this project can proceed.

The neighbourhood residence oppose this project on many grounds, including:

- The project is not aligned with the neighbourhood and does not fit the existing scale of the street and surrounding blocks. This will be an aesthetic nightmare and protrude above the surrounding low-density homes.
- 33rd Avenue is incorrectly compared to 9th Avenue in Inglewood, 10th Street in Kensington and other similar roads. Unlike these "Main Streets", 33rd Avenue is a two-lane road; the blocks from 18th Street to 14th Street are residential with low density (R2) housing and many of the houses are new; and there is no commercial development east of 18th Street. Allowing a multi-use development is completely contrary to how this stretch of 33rd Avenue has developed and the expectations of the neighbourhood.
- The project will result in significant traffic risks. For example, entering 33rd Avenue from a side street is difficult due to the high loads of traffic on 33rd Avenue. As a pedestrian, I've experienced several near misses and, almost weekly, witness near misses as cars enter onto the street. This project results in a significant increase in cars entering 33rd Avenue in an area with poor traffic and pedestrian control. The safety risk is compounded with the ongoing development in Currie Barracks East.
- The project will shadow the homes and the park to the north of the development. These homes were purchased in good-faith that the City maintain the low-density housing in their surrounding neighbourhood.

This project is in sharp contrast to a rational vision of development for this block. Although I support increased densification of housing within the inner city, doing so cannot be a blind ideology without regard to aesthetics, current development, safety, and enjoyment of long established neighbourhoods. In Marda Loop, we have seen significant increase in residences. Let's continue to do so in a responsible and supportive manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Joubert', with a large, sweeping horizontal stroke at the end.

Terry Joubert

Albrecht, Linda

From: Rhonda Malik <instridegsd@shaw.ca>
Sent: Wednesday, July 19, 2017 12:55 PM
To: City Clerk
Cc: notsarina1600@gmail.com
Subject: [EXT] File Number LOC2017-0028

As one drives the streets of Marda Loop and Altadore, I am struck with the continuity of history. Historic homes, small post war bungalows, and lately the newer, tall, infill housing of mainly modern architecture. Overall the new housing reflects modern architecture only, and there is an obvious growing consistency in architectural style. Gone is the flavor of eras of existence and the feeling of a town, replaced by intense development, lack of architectural diversity, increased traffic, and all the feel of a large city.

As we watch approved developments going up along 33rd ave we are getting a better feel for the impact of recent city development approvals. Existing commercial buildings seem to not fit in, their one story heights asking only to be replaced to match their neighbours. There will be significant economic drive to utilize the airspace.

There is a lack of diversity in the quality of the housing being constructed. The target market being geared to seems to be consistent: young, first time home owners. There is no accommodation for seniors, the largest group of our population, needing appropriate housing. Despite advertising claims, the buildings being constructed are not "high end". Lack of diversity in customer focus reduces the ability to attract a variety of residents to Marda Loop. The variety of residents is one factor that make an area a community.

Finally, despite our City's dream of a car-less society: the lack of parking on residential streets as it is consumed by commercial parkers is a significant concern. Trades and cabs double parked. Vehicles driving in reverse down streets, as there is no space to get by on coming cars. Vehicles impeding safe entry from back alleys and crossing streets due to parking illegally close to back alley exits and street corners.

Please limit the height of any new developments to ensure consistency with the existing community. Insist on architectural styles that add to the diversity of our historic yet modern neighbourhood. Provide plenty of parking for our new residents, for the businesses they will utilize, for the friends and family that will visit them.

Thankyou
Rhonda Malik

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2017 JUL 19 PM 3:34
THE CITY OF CALGARY
CITY CLERKS

Jill Bergman
1624-30 Avenue SW
Calgary, AB
T2T 1P4

Via E-Mail cityclerk@calgary.ca

City of Calgary
Ground Floor, Administration Building
313-7th Avenue SW
Calgary, AB

Attention: City Clerk

RE: LOC 2017 – 0028

I am writing to express my opposition to the above proposed development. It is completely out of line with the current development on that section of 33rd Avenue (single and semi-detached homes) and will have negative impacts on the surrounding properties. Please consider the following points:

- The massing and height of the buildings is completely out of scale with the existing streetscape and will dwarf existing housing on 33rd Avenue (and the properties on South Calgary Park across the laneway from the development). It will present parking, shadowing, and privacy issues for the adjacent properties and will very likely negatively impact property values.
- Given that there is no plan to alleviating the current traffic issues on 33rd Avenue (no room for widening the existing road) motorists are already cutting through adjacent side streets to avoid the 33rd Avenue congestion and to get to Crowchild Trail or 14th Street "faster". This will only become worse if this proposed development is approved.
- The requested "densification" does not have the necessary infrastructure support. With the proposed 80 units, this will effectively turn the laneway behind the development into another street with (conservatively estimating) 150 vehicles coming and going from the parking structure. What is the plan for visitor parking/parking for the proposed "commercial" spaces?
- This proposal is developer driven and is not reflecting the wishes or needs of the community. This feedback was expressed loud and clear in the various open houses held in conjunction with this proposed development. The developers aim is to put as many doors as possible on this property in order to maximize their return on investment.
- I respectfully submit that City Planning and City Council should be putting the wishes of the community before the profit margins of the developers. Developers should not be allowed to put forward projects that will have a negative impact on established. I would point out that there are communities in Calgary that are and likely will always be exempt from this "densification" push – Mt. Royal, Elbow Park, Britannia where even a semi-detached development is not, and will never, be considered.

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- Residents should have some certainty that when they buy a home in a single family or R2 zoned neighborhood that they will not have to fight off this kind of "ad hoc" development. As stated previously, this re-zoning was never something that was asked for by the community. This is being promoted/pushed by developers.
- The proposal has commercial on the first floor of the development – how is this street friendly? A case in point is the development on the corner of 33rd Avenue and 20th Street. The drawings all showed "street friendly" store fronts with café tables etc. etc. – in reality we have a wall of windows (Shoppers Drug Mart) and a very street "unfriendly" building on this corner. Where is the parking for this commercial development? Allowing developers to parachute a commercial development into a previously residential street sets a very negative precedent for future development in the neighborhood.
- Feedback from the residents who live close to the commercial development on 33rd Avenue and 20th Street is that customers and employees of these commercial establishments are now parking on the residential streets given that there is inadequate parking space on 33rd Avenue.

In conclusion, I would have no problem with a well designed/well planned townhome or brownstone development (2.5 stories maximum height) that is sensitive to the existing residential character of the neighborhood. Commercial development should be confined to the West end of 33rd Avenue and not be allowed to "creep" eastward into the residential area. In addition I would add that any future development around the 33rd Avenue corridor needs to have more forward thinking around massing, parking, and traffic congestion issues.

Thank you for your consideration of this letter.

Yours truly,


Jill Bergman

jlb canada 24@gmail.com.

Jim Robinson
1624-30 Avenue SW
Calgary, AB
T2T 1P4

Via E-Mail cityclerk@calgary.ca

City of Calgary
Ground Floor, Administration Building
313-7th Avenue SW
Calgary, AB

Attention: City Clerk

RE: LOC 2017 – 0028

I would like to register my opposition to the proposed development by Sarina Developments on 33rd Avenue SW

Scale and context is not aligned with the existing single family residences. Far too imposing and design is not street friendly.

Impact of additional traffic/parking issues has not been adequately addressed.

No clear plan to address increased parking/traffic problems with densification push. There is already significant "cut through" traffic and speeding on the residential side streets by motorists trying to avoid traffic on clogged 33rd Avenue

Commercial space where it is not needed or wanted by residents

Negative impact on property values

Changes to zoning should be made in concert with the residents impacted by these changes and should not be developer driven. The developer builds and moves on leaving the residents to deal with negative impacts of poor planning decisions (ie apartment/commercial development at the corner of 33rd Avenue and 20th Street SW)

When people purchase properties for a sizeable amount of money or invest significant funds in renovating properties they should have some assurance that the City will not drop an ad hoc and inappropriate development in their back yard which will adversely affect their property values. It's worth noting that some neighborhoods will never have to worry about "densification" or changes to zoning (ie. Mt. Royal, Elbow Park, Britannia, Rideau Roxboro) as even a semi-detached dwelling would not be permitted in these neighborhoods.

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**Jim Robinson
1624-30 Avenue SW
Calgary, AB
T2T 1P4**

I would support a development that is residential in nature and more in scale with the existing residences. Something along the lines of a brownstone development (such as we see in Garrison Woods) would increase densification without the parking/traffic issues of the currently proposed development.

Thank you.

Yours truly,

A handwritten signature in black ink, consisting of a large loop on the left and a series of connected loops and strokes on the right.

**Jim Robinson
Marda Loop Resident**

Albrecht, Linda

From: Ed Lyster <elyster@shaw.ca>
Sent: Wednesday, July 19, 2017 4:56 PM
To: City Clerk
Cc: notsarina1600@gmail.com
Subject: [EXT] FW: LOC2017-0028 Proposed Sarina Homes Project 1600 33 Ave SW

City Clerk

We live at 1631 32 Ave SW immediately adjacent to the proposed development and are strongly opposed to the application as submitted and amended to date for the following reasons:

1. Height.

The proposed height of 18 meters is extreme, problematic and totally incompatible with existing development. Sarina's argument that this height is needed to compensate for a 4 meter grade difference on the site is unfounded and misleading. Any proposed development should be slope adaptive and sensitive to the existing land form and there are many creative architectural solutions to this rather than imposing an unnecessarily high maximum height of 18 meters over the entire site. If Sabrina stuck with their initially stated intent to submit a concurrent Development Permit this height issue could be properly reviewed and dealt with at this time. Instead they want to create a land use that gives them a blanket maximum height over the entire site which is unfair, misleading and contrary to their originally stated application process. Any development in excess of 3 stories will just pollute the skyline and adjacent airspace.

2. Shadowing.

The proposed building mass creates extreme shadowing on the lane and existing homes north of the lane. It creates even more extreme shadowing on their own proposed freestanding units adjacent to the lane demonstrating not only insensitivity to existing development but insensitivity to elements of their own design.

3. Parking, traffic and vehicle access.

The density of the proposed development will create huge offsite parking issues and generate unmanageable traffic in the immediate neighbourhood and particularly in the existing lane. The lane is 20 ft. (6m) wide and currently can only accommodate one vehicle movement at a time....if 2 vehicles meet in the lane one of the vehicles has to either back up or pull into private property to make room. This problem is further exacerbated by increased pedestrian movement, above ground utilities, service vehicles, garbage/recycling removal and snow removal. These problems already occur with the existing density but with the proposed density the impact would be catastrophic.

The most frustrating and unreasonable issue with this application is that we have not been provided any detail or assurances as to what actual height, density and architectural theme will ultimately be applied for. We have only been given broad brush land use maximums that Sarina states can be scaled down at the detail stage. In the absence of a concurrent Development Permit application strict DC guidelines should be imposed to protect the community and insure that future development conforms to desired community standards. If Sarina doesn't have the capability or desire to provide and commit to specific details at this time then it is essential that the City impose constraints and tolerances consistent with the community feedback received to date.

We thank you for the opportunity to contribute to this process and trust that you will accept and consider our comments and needs.

Regards

Ed and Nancy Lyster
1631 32 Ave SW
403 861-5354

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2017 JUL 20 AM 8:14
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: MLCA Development <development@mardaloop.com>
Sent: Wednesday, July 19, 2017 7:14 PM
To: City Clerk
Cc: Friedman, Jarred B.; Woolley, Evan V.; Pincott, Brian; MLCA President
Subject: LOC2017-0028 Community Association Comments
Attachments: LOC2017-0028 CA Comments 19Jul2017.pdf

Please find attached comments for inclusion in the July 31, 2017 public hearing regarding LOC2017-0028. Thank you.

Regards,

Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com

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2017 JUL 20 AM 8:10
THE CITY OF CALGARY
CITY CLERKS



Marda Loop Communities Association

3130 16 Street SW
Calgary, AB, T2T 4G7

July 19, 2017

City Clerk #8007, The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Email: cityclerk@calgary.ca

SENT BY EMAIL

Dear City Council;

RE: Community Association Comments on LOC2017-0028

To date, the Marda Loop Communities Association (MLCA) has been involved in extensive engagement on this application with The City, the applicant Sarina Homes, as well as a large group of neighbouring residents represented by Stacey McDonald.

The MLCA recognizes that the land use district being presented to City Council is now MU-1f2.55h18. It is also our understanding that Sarina Homes' current development permit application is based on the MU-1f2.5h15 district and proposes 77 units. To date, the development permit application has not been made available to the MLCA.

The comments provided to The City by the MLCA on May 2, 2017 (M-H1f2.55h18d276) and June 6, 2017 (MU-1f2.5h15) continue to apply to this application. In particular, as noted in our May 2nd letter, we continue to have serious concerns with the process of this application:

Although community engagement was carried out by both Sarina Homes and The City of Calgary for the scope of this application, it is disappointing that a more comprehensive review of 33rd Avenue SW and the surrounding area was not conducted as part of the Main Streets Initiative prior to this application. This would have allowed the communities to take a proactive role in re-envisioning our Main Street rather than reacting to a stand-alone application that will set the precedent for the re-development of this street.

The MLCA strongly opposed the M-H1f2.55h18d276 application. Our opposition was overwhelmingly supported by the community residents who contacted us. When the applicant revised the land use district to MU-1f2.5h15 the MLCA was supportive of the reduced maximum building height of 4 stories in 15 metres provided the development was designed to respect the neighbouring properties. The height, however, was only one contentious element of the application. Other concerns with this application are:

Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

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2017 JUL 20 AM 8:10
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- **Density:** The proposed 77 units far exceeds a moderate increase in density that the community indicated they could be supportive of.
- **Parking & Traffic:** Traffic and parking continue to be major concerns of the residents of the Marda Loop Communities. With a rapid increase in re-development both residentially and commercially there is a perception in the communities that the cumulative effects of these developments are not being considered. To date, the MLCA has not been provided with any traffic or parking assessments that would indicate what the impacts of the proposed development are. The MLCA anticipates that an all-inclusive study of 33rd Avenue SW and the surrounding areas will be conducted as part of the Main Streets Initiative.
- **Commercial Uses:** Without the information garnered from a comprehensive review of 33rd Avenue SW in consultation with the Marda Loop BIA it is premature to presume that the commercial district on 33rd Avenue SW should be extended beyond the current boundaries of the Marda Loop ARP. Although this development is not proposing commercial uses, the introduction of the MU-1 district sets the precedent for future re-designations.

The puzzling outcome of the Calgary Planning Commission meeting on June 15, 2017 highlights that the most appropriate type of re-development at this location is currently uncertain. To consider this application in the context of Main Streets ahead of the insights that will be gained from the Initiative's comprehensive engagement and analysis seems imprudent. It is therefore the position of the Marda Loop Communities Association to oppose the MU-1 district at this location prior to the Main Streets Initiative implementation in early 2018. If this application is considered in advance of the Main Streets Initiative our view, as stated in our letter dated May 2, 2017, remains as follows:

It is the opinion of the MLCA that the maximum zoning increase that could be considered a benefit to the communities at this location would be a low profile, medium density district such as M-C1: Multi-Residential – Contextual Low Profile, which would achieve a significant increase in density from the existing low density zoning, at a scale that respects the streetscape.

Thank you in advance for considering these comments when reviewing this application. If there are any questions, please contact Lauren Makar.

Respectfully,

Tom Rosettis
President
Marda Loop Communities Association
president@mardaloop.com

Lauren Makar
Director – Planning & Development
Marda Loop Communities Association
development@mardaloop.com

cc: Jarred Friedman, The City of Calgary File Manager, jarred.friedman@calgary.ca
Councillor Evan Woolley, Ward 8 Councillor, evan.woolley@calgary.ca
Councillor Brian Pincott, Ward 11 Councillor, brian.pincott@calgary.ca

Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

Albrecht, Linda

From: Ramsey Kostandi <kostandi@telus.net>
Sent: Wednesday, July 19, 2017 8:09 PM
To: City Clerk
Cc: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; peter.demomg@calgary.ca; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima; Marda Loop Association (Lauren Makar); Mount Royal Association (Darlene Bruce); Elbow Park Association (Michael Murray); Neighbor (Vanessa Stobart); South Calgary (Stacey McDonald)
Subject: [EXT] FW: Sarina Homes LOC2017-0028
Attachments: calgary 33 rd ave traffic 1.jpg; calgary 33 rd ave traffic 2.jpg; calgary 33 ave lane a.jpg; calgary 33 ave lane b.jpg

To Calgary City Clerk

The proposal by Sarina homes to redesignate the land located at 1602 , 1606 , 1610 , 1616 , 1620 , 1624 – 33 ave SW from residential – contextual one / two dwelling (R-C2) district , multi-residential – contextual grade oriented (M-CG d72) district to mixed-use (mu-1 f2.55h18) district and obtain approval to build a 4 or 5 story building on the East side 1600 North block should not be approved based on the following :

- First of all it makes a **mockery of Calgary's zoning system** . That an application of this magnitude can be accepted for consideration is mind boggling . **One has to question who is in control , the developers or the city** .
- It amounts to block of spot zoning . It is not sensitive to the surrounding residential .
- It is not supported by the existing South Calgary / Altadore ARP
- It does not propose to sensitively transition from modest density (e.g M-CG) to the south of 33 rd avenue to the low density R-C2 properties lying north of 33 rd avenue (a simple planning policy expectation found in both the South Calgary ARP and in the more recently developed Marda Loop ARP) . The proposed 275 UPH is absurd and not acceptable .
- Sarina Homes is claiming that Main streets supports the proposed re-zoning . Main streets is still a year away from being reviewed for this area and will require public consultation so something does not sound right here .
- The proposed height at 18 m is still not a modest increase in height from current zoning . There are places within the greater Marda Loop area where this height and density maybe suitable .
- At a contemplated 5 storeys , it will likely impose negative sun shadowing impacts on the adjacent neighbors across the laneway (vs a location on the south side of 33 rd avenue , where intervening roadway would buffer the negative shadow impact) . In the summer it could have a shadowing impact of the South Calgary pool .
- Currently 33 rd avenue is experiencing excessive traffic . As it stands at the present time , if there is congestion on 33 rd ave , 32 & 30 avenues become the alternate routes of choice with no regard for the designated speed limit through the existing play ground zone on both sides of the park . Adding 80 units on 33 rd ave will only exacerbate this problem with obvious safety issues for park users who are mainly children. I have attached a couple of pictures of the traffic on the 33 rd ave in the morning at 8 AM on February 28 th . The traffic was backed up from 14 street sw to the church on 18 street sw . This is a regular occurrence . In the open house the city presented a study indicating that the traffic volume has decreased by 40% between 2011 to 2013 . The data of this study has to be totally inaccurate .
- The traffic in the rear lane between 15 & 16 street would increase substantially (currently there are 10 lots on the north side of 33 rd and 12 properties on the south side of 32 nd (sharing the alley) . If we assume that currently each property has 1.5 vehicles , that would result in 33 vehicles using the laneway . If the proposed building is constructed with 80 units . Let's also assume based on the ARP the building will allocate 1.25 stalls for each unit and 0.15 /unit for visitors . This would result in the proposed project having 112 vehicles and the new

total vehicles using this very narrow laneway that only allows one vehicle traveling in one direction at a time would be 136 . That is a phenomenal **increase in excess of 300 %**. I have attached a couple of pictures taken of the east side of the lane entering from 15 street where Sarina proposes to have the underground entrance to the proposed building . Can you imagine 112 vehicles using that segment of the lane . This lane is good for only one vehicle in one direction at a time . I can predict major congestion and safety issues .

- Parking from additional vehicles attributed to the building will be a problem in the surrounding area .
- Privacy : the properties on the south side of 32 nd avenue between 15 & 16 street would loose all their privacy in their south backyard , no matter what the setback vs height plans
- Fire safety : having such a massive wood structure in close proximity to the single family homes just across on the other side of the laneway .
- Noise : will be magnified with the excessive traffic in the laneway and noise from all the residents .
- Property values : I know the city does not put much weight on the adverse effect this project could have on the properties on the south side of 32 avenue between 15 & 16 street . But this project will not only have a negative step change in the values of these properties but the owners will have difficulty selling their properties in the future because who wants to back on to a five story building (an eye sore) .
- Old infrastructure : Already with the continuous development that has taken place in the last couple of years has resulted in additional loading and strain on the old water and sewage lines . This is evident when area roads are dug up to fix these pipe ruptures on a continuous basis . Imagine the additional strain to the infrastructure when 80 units are added on one block.

We are looking to your support to make sure the magnitude of any project on the 1600 block is minimized and to be compliant with the existing South Calgary / Altadore ARP (POLICY 2.3.2) and ensuring proper transition to maintain the character of this great community . I know that there will be some sort of development on the block in question , but it should not be more than three stories to blend in to it's surrounding and be aesthetically pleasing .

I was very saddened to attend and watch what took place at the Calgary planning commission meeting (June 15 , 2017) , especially the stance that one councilor took in proposing to reverse city's administration recommendation . City Administration's recommendation was a four story with a maximum height of 15 m . The Councilor then took a strong position to reverse this recommendation and proposed a height of 18 m . This motion was defeated but he also helped defeat city Administration 15 m proposal . . This was a tactic to make sure it will be advertised as a MU-1 f2.55h18 when it goes to city council , where he hopes he can work on the rest of the city council members to vote in favor of the advertised application .

Does this council member think he is representing the developer , it sure felt like it in the Planning commission meeting .

I strongly urge and hope that city council will make the right decision and prove they do in fact listen to their electorates' feedback .

Regards

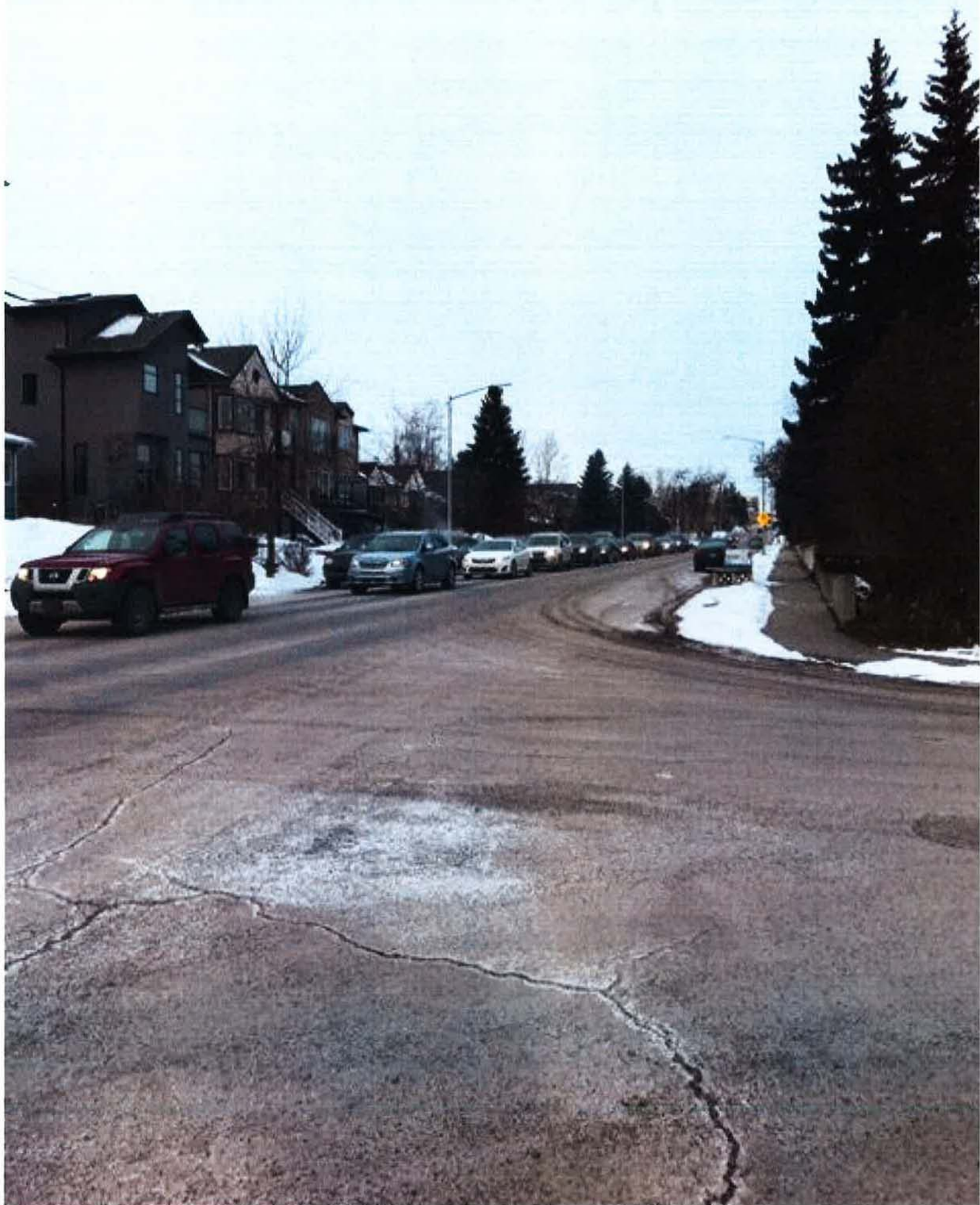
Ramsey Kostandi P.Eng.

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Albrecht, Linda

From: Nanna <nschall@telus.net>
Sent: Wednesday, July 19, 2017 9:24 PM
To: City Clerk
Cc: notsarina1600@gmail.com; Woolley, Evan V.; Farrell, Druh; Pincott, Brian; Colley-Urquhart, Diane
Subject: [EXT] Sarina Development in Marda Loop - file #LOC2017-0028

Dear Madam or Sir,

Further to the proposed Sarina Development in Marda Loop, File # LOC 2017-0028, I would like to provide you with my concerns regarding the same. I have been a resident of this neighbourhood for eleven years and I pay close attention to the changes around me. Our neighbourhood is one of the very last peaceful enclaves where residents can still raise a family while being close to the core of the city and to their place of work. While I wholeheartedly support increasing the density of our neighbourhood (we live in a small, semi-detached house), I don't believe multi-story buildings are the answer. We need family friendly housing, i.e. semi-attached town houses, a very successful example of which is Garrison Woods. As you are probably aware, most people prefer not to raise their children in apartment buildings. The proposed building will not attract families – they will choose to move further and further away where they can afford to buy a little house, thereby further adding to the sprawl of the city.

Apart from the fact that parking in our neighbourhood has become a true headache, the two main arteries, 14th Street and 33rd Avenue, have long surpassed their capacity and can simply not sustain further development. A number of years ago, I crossed 14th Street at the 30th Avenue intersection and caused a collision between three cars, one of which, I believe, was a write-off. While a pedestrian crossing light has since been installed at 29th Avenue, I still hold my breath every day when crossing 14th Street as some drivers choose to ignore the light. My husband takes the number 7 bus in 33rd Avenue and has similar challenges crossing the street in the mornings. The argument of public transport does not hold water – in Canada, everyone insists on taking their little car everywhere they go. Residents of the proposed project will, just like everyone else, drive their own car.

Finally, I am astounded as to how swiftly the City allows changes in land use. This leaves residents with the very unfortunate impression that money is changing hands.

If the City Council's goal is to destroy a family friendly neighbourhood and turn it into a second "downtown Calgary", they surely are on the right track. I would request that proper town planning precedes any major developments in this neighbourhood and that a proper study of our roads is performed.

Yours very truly,

Nanna Schall
Tel. (403) 930-5753 (w)
Tel. (403) 228-1718 (h)
1921 – 30 Ave SW
Calgary, AB T2T 1R1

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Albrecht, Linda

From: Alan Ford <avford@telus.net>
Sent: Wednesday, July 19, 2017 10:05 PM
To: City Clerk
Cc: notsarina1600@gmail.com; Woolley, Evan V.; Chabot, Andre
Subject: [EXT] File Number LOC2017-0028 - SARINA DEVELOPMENT

Dear Sir/Madam,

I herewith wish to lodge my objection to the proposed Sarina Development on 33rd Ave SW, currently under consideration for planning approval by the Council.

While I am personally in favour of increased densification I believe such densification should respect existing property owner's interests and the nature of the existing community. It is not fair or reasonable to dramatically revise the development parameters which property owners have relied on and trusted to protect their interests and investments at the behest of developers whose only interest and investment in the community is profit driven. Rather than an increase in building height to the proposed four to five storey multi residential medium rise building, it would be far less intrusive and acceptable to existing residents to increase the density on 33rd Avenue in line with the development of the Garrison Woods community, with compact, semi-detached multi storey single family residential or two storey multi family residential developments. A precedent should not be created which will lead to the length of 33rd Avenue being raised to mid rise residential on both sides of the street and possibly spilling over into adjacent avenues in the future.

The Sarina project currently under consideration will negatively impact the neighbouring properties and the larger community in a number of ways:

1. The project will radically change the streetscape by introducing a four to five storey residential building into a street neighbouring on single or double storey single family residences and negatively impact the residents of those homes.
2. The site is on the North side of 33rd Avenue and as such will largely overshadow the existing residential homes directly across the service lane to the south and of many other residences in the vicinity, especially in winter.
3. Due to the height of the proposed project it will negatively impact the privacy of not only the adjacent residents, but of residents in the vicinity.
4. Although 33rd Ave has been designated as a public transit route it should be considered that the bus serving this route makes it's way through a number of single lane, frequently congested roads and is hardly an underutilized or efficient transit corridor.
5. The increased traffic resulting from the introduction of projects of this density and likely future multi-residential projects of this nature will certainly impact the already congested 33rd Avenue and 14th Streets.

I trust that the opinion and interests of the community will be noted in the consideration of this development application.

Yours sincerely,
Alan Ford

1921 – 30 Ave SW
Calgary, AB
T2T 1R1

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Albrecht, Linda

From: Maha Kostandi <maha.kostandi@gmail.com>
Sent: Wednesday, July 19, 2017 11:17 PM
To: City Clerk
Cc: Office of the Mayor; Chu, Sean; Colley-Urquhart, Diane; Pincott, Brian; Chabot, Andre; Woolley, Evan V.; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; peter.demomg@calgary.ca; Stevenson, Jim E.; Executive Assistant - Ward 5; Nkemdirim, Chima; Marda Loop Association (Lauren Makar) (development@mardaloop.com); Mount Royal Association (Darlene Bruce) (darbruce@shaw.ca); Elbow Park Association (Michael Murray) (mmurray9900@gmail.com); Neighbor (Vanessa Stobart) (stobartvanessa@gmail.com); (staceycgy@gmail.com)
Subject: [EXT] SARINA HOMES LOC2017-0028

To Calgary City Clerk,

Re: LOC2017-0028

As a longtime resident of Calgary and specifically of the Marda Loop area, I must express my deep concern with the direction of prospective redevelopment of my neighborhood. While there can be no doubt that higher densities can contribute many positive outcomes to the community, moderation and consideration of existing parameters should guide the quest for increased density. In aesthetic terms alone, the proposed Sarina development with its imposing height and disregard for the character and nature of adjacent properties, would require an immediate rejection or at the very least a serious and sharp rethink.

Nevertheless, setting aesthetic value aside, there remain several considerations that severely put into question the wisdom of placing such a structure on the 1600 block of 33rd Avenue S.W. Higher density, with the aim of providing greater housing affordability for families and young professionals wishing to move close to the downtown core, is a laudable goal. It would certainly go a long way towards mitigating the negatives associated with urban sprawl. A block of one and two bedroom apartments will not fulfill this goal. We all know that in the North American context families do not opt for apartment living. Developers maximize their profits by building small units with small or no balconies, failing to provide room for growing families and little or no private outdoor space. The construction is often wood, as it will be in this case, which, aside from the safety issues, can also contribute to serious noise concerns. And although Sarina have proposed adding townhouses on the lane side of the development, a style of housing which in fact would be attractive to families, the positioning of these properties would provide almost no sunlight to their occupants and little by way of privacy as they would be overlooked by a behemoth structure in the form of a five story apartment block on the south side.

While apartment living can be very desirable for young professionals and would encourage a varied mix of demographics, the proposed size and height of the building should be more sensitive to the surrounding residences, which are a maximum height of three stories and are primarily single family homes or at the most duplexes. After all, this block on 33rd Avenue was not designated as a high density, or even medium density, location in the South Calgary ARP, nor was this block included in the mixed use, medium density corridor west of 18th street as outlined in the MLARP. This omission should be respected and maintained since future development of the size and magnitude proposed by Sarina will never be implemented in the blocks west of 16th given that each of these blocks now have new infill, or duplex developments. Therefore, there will never be an appropriate bridging effect in the near or even the distant future between the proposed development and the larger buildings that are in place on the corner of 20th street. Furthermore, those buildings at the 20th street intersection fall within the guidelines of the MLARP, which has a more commercial and less of a residential nature. Still, these structures imposed a shadow effect on the street and the adjacent properties. Having said that, the surrounding property owners were aware of the zoning and the future development direction that would take place in this section of Marda Loop.

The same cannot be said for the residences surrounding the eastern blocks of 33rd Avenue. Zoning is well considered when purchasing a property and the zoning in this area never indicated such an extreme and inappropriate increase in density. An increase in density through rezoning the 1600 block from RM-2 to M-CG or

M-CI could increase density from 48 to 296 people per hectare which would exceed the goal of 75 people per hectare laid out in the South Calgary ARP. If Sarina's proposed rezoning to an M-HI project were to gain approval, density would increase to 494 – 823 people per

hectare. That's approximately a 1500% increase in density. By no means can this be considered a reasonable increase in density. Under no circumstance would such a project follow a reasonable transition to its neighboring dwellings. This extreme change in rezoning belies any form of logical urban development goals and makes a mockery of the tacit agreement between the residents and the city. What would be the reason for ensuring that the zoning surrounding your property is suitable to your lifestyle when the city can proceed to drastically change the zoning at any time? Even if you have no consideration for your tax-paying residents of the community, you should at the very least consider the traffic congestion and infrastructure demands this rezoning would place on the community.

Traffic along 33rd Avenue, already severely congested, would increase to an unsustainable level, causing further delays and parking issues. The traffic will then overflow onto parallel roads which are residential in nature and even have child-centric infrastructures such as community centers, libraries and pools. This increase of overflow traffic and parking naturally presents a safety issue that should be seriously considered. Drive into our area on the weekend and you'd experience unacceptably long waits to clear intersections, and good luck finding parking for shopping or weekend errands. I can anticipate the argument that we are attempting to reduce vehicular traffic, but let's be realistic, shoppers will continue to use cars especially in winter. As for public transit it can hardly be considered sufficient for this area. Encouraging people to move to a community, or visit the various businesses on weekends, requires better public transit feeder routes that facilitate easy movement to and from various city districts, as well as, easy access within the community. This is not the case here. Continuing to add density to an old established area where there is no space for road expansions, limits your ability to add bike lanes, pleasant walking paths or even decent parking. And even if you could add bike paths, they cannot be used by everyone in severe winter weather. And let us also consider that the push for higher densities is often justified as a solution for keeping our aging community members from having to leave their community in order to downsize in their senior years. How does excessive congestion help the elderly who often require vehicular transport with proper parking, as they may be limited in their mobility?

Shadowing and lack of sunlight will also be an issue for the neighboring properties to the north of the proposed development, as it would for the proposed lane-side town-homes. Surely architects can design developments that better suit the site, with emphasis on sunlight, privacy, utility and aesthetic value for both the residents of the new development and in consideration of neighboring properties. It would seem that profit is, in fact, the primary motive in development plans rather than sound urban planning. Planning the future development of this vibrant and unique district could, and should, be done with better respect for the character and history of the community. The City should create a landmark district as an enclave with human scale, aesthetically pleasing and architecturally impressive qualities. Continuing to erect congested boxes which put undue pressure on traffic, transit and other infrastructure elements does not serve the city well. Smart development should add to the quality of a community for all its residents, new and old; it should also draw new residents, as well as visitors, without the hassle of congested traffic, limited parking, shaded streets and plain uninteresting architecture. Although cost is often the driving force behind young families opting for suburban living, there can be no doubt that the other prominent argument for avoiding inner city living is the congestion and lack of accessibility that poor planning and excessive density causes.

In conclusion, the proposed Sarina development goes against established Area Redevelopment Plans and would set a negative precedent for other development projects. It is an extreme and unreasonable increase in density which would be, frankly, a blight on the character and charm of this unique community. I urge the city to reject the push for maximum profit over aesthetic value. Let's respectfully ask of our developers to, yes make a profit, but do so within the limits of sensible, respectful and hopefully imaginative, architecturally pleasing developments. Let's plan communities that future generations would be proud to preserve and visitors would be keen to visit. Let's end the practice of erecting structures that are at best utilitarian and which can then be razed in a few decades because they are of no value to future generations. World class cities do not partake in this sort of development.

With this in mind, we look forward to your support in ensuring the magnitude of this and other future projects on the 1600 block comply with the South Calgary ARP as closely as possible, and that these projects are sensitive to the character and utility of the surrounding community.

Sincerely,

Maha Kostandi

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Albrecht, Linda

From: J. (Wally) Bruch <bjzoo@me.com>
Sent: Thursday, July 20, 2017 8:13 AM
To: City Clerk
Subject: [EXT] Bylaws 44P2017 & 270D2017

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I would like to note my/our objection to construction of a multi story condominium and rezoning of our existing designation.

Bylaw 44P2017 - We strongly disagree with the amendment in land use. This has been requested in the past (2015) and declined at that time. The only change since then is that our neighbourhood is growing with single and semi-attached two story dwellings. The majority of these are owner occupied, and the majority of owners would not have bought in an area with a commercial multi-story building designation, even if the units are deemed residential.

Bylaw 270D2017

- The Calgary Planning Commission is divided in their assessment of this proposal, and rightfully so. Other than to confirm I am in total disagreement with the thought process of the commission's notice's 1 & 2, both being in agreement with the dissolution of the existing site line and family orientated neighbourhood, I have no comments on those items.

- Commission recommendations 3 & 4 should be agreed to by council. This project is a commercial exposure that does nothing to enhance the character of the neighbourhood, nor does it promote high quality living.

In Sarina's proposal they mention a multi living 2 story complex to the south on 33 Ave & 16 St SW. This building is 2 story with living space for a maximum of 2. Garages were built here as well, but they are so small that the owners need to park on the street - unless they have a very small compact vehicle or motorcycle. It is a good fit for bicycles though. Given the end result of the parking space at this 4 plex, we can only assume that "normal" size cars will not fit in parking stalls provided by the condo corporation, and most of the vehicles will end up on the street. The majority of owners of the units of the new proposed build will likely have two vehicles, so this will affect parking availability.

As sited by Mr. Wright, our area has an extremely active development, focused on 2 story single and semi-attached dwellings conforming to our R-C2 zoning. The new builds are revitalizing our area, bringing us full circle back to a family friendly and active living sector. Of note is Sarina's comment that the growth pattern has been stunted since the 1960's. We disagree with this as we see the changes in the past 31 years at a closer and more personal level. I believe statistics over the last 20 years will confirm the area is promoting solid growth. Again, this is an R-C2 area and those that have new builds or moved into the area did so with this zoning in mind. Children are finding playmates as their next door neighbours again.

Condominiums are built to maximize as much space as possible, and have small spaces that are typically 1 or 2 bedroom. They are also typically a stepping stone to single family or semi-detached homes. Lastly, they are normally tenant occupied, and seldom have a family structure as owners (i.e. parents & children)

In addition to the above, we would note that

- This will impact the resale value of the existing family orientated single and semi-detached buildings in the direct vicinity of the Sarina proposal.
- Condominiums are not family orientated
- The Sarina proposal is severely out of character for the area

- This would be the only structure of it's kind on this end of 33rd
- It is causing extreme stress on some of the existing residents
- The original redesign of 33 Ave with this type of commercial venture located on the west end of 33rd should be adhered to

Thank you for the opportunity to provide our concerns,

Juanita Bruch & Brian Andrews
1619 - 33 Ave SW
Calgary, AB. T2T 1Y6
Email: bjzoo@icloud.net
Ph: 403-244-8592

Albrecht, Linda

From: Steven Kley <steven.kley@gmail.com>
Sent: Thursday, July 20, 2017 9:48 AM
To: City Clerk
Cc: Marda Loop Concerned Residents
Subject: [EXT] File Number LOC2017-0028
Attachments: 2017-07-20 - Kley Comments Regarding LOC 2017-0028.pdf

Good Morning Madam City Clerk,

Please find attached my comments in respect of land use amendment LOC2017-0028, which I understand will be considered by Council on its agenda for July 31, 2017.

I appreciate your consideration of these comments.

Yours truly,
Steven Kley

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THE CITY CLERK'S

STEVEN A. KLEY

1621 – 33RD AVENUE S.W. | CALGARY, AB T2T 1Y6
T: (403) 460-9451 | M: (403) 874-1899 | E: steven.kley@gmail.com

July 20, 2017

Via Email to cityclerk@calgary.ca

The City of Calgary
Office of the City Clerk
Corporate Records Section
313 – 7 Avenue SE
Calgary, Alberta T2G 0J1

Ms. Susan Gray, City Clerk:

**RE: Land Use Application LOC 2017-0028
Comments Regarding Proposed Sarina1600 Project**

I write to express my deep concerns regarding the proposed Sarina1600 project. For the reasons that follow, I respectfully ask the members of City Council to reject the land use amendment before them on the basis that it has come before Council inappropriately, is premature and is fundamentally inconsistent with the surrounding community context.

The Amendment before Council

The matter for consideration seeks to amend the existing land use district to a MU-1f2.55h18 District, which would facilitate a five-storey development. The application comes before council with a refusal recommendation from the Calgary Planning Commission (CPC). It is not the application recommended by Administration to the CPC, for which the motion to approve was defeated. It is not even the application of Sarina Homes. Indeed, the matter only comes to Council in its current form on the basis that Messrs. Friesen and Carra, as well as Ms. Lourdes, unilaterally moved to increase the height beyond that recommended by Administration. Respectfully, this is inappropriate.

The reasons upon which Mr. Palmiere opposed the application are particularly noteworthy:

I believe the application is premature and the redevelopment of the eastern half of 33 Avenue Main Street requires community consultation consistent with other corridor processes (Bowness Road, Bridgeland, 17th Avenue SW, etc). The move to MU-1 with optional at-grade retail is a significant shift in the form and character of eastern 33 Avenue SW and it warrants real community dialogue. While the ultimate main street built form recommendation may mirror this proposal, it is inappropriate to pre-suppose an outcome when the Main Street process is scheduled for Q1 of 2018.

[emphasis added]

To approve the matter as it has come before Council, would, in effect, be to approve re-development of a portion of 33rd Avenue to fit the Main Streets Initiative before community consultation on the built form of this Main Street has even taken place.

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I respectfully submit to you that this would be an inappropriate outcome, inconsistent with the value placed by Council members on community involvement, regardless of whether those members are generally in favor of greater density or not.

The consultation materials of the proponent, Sarina Homes, made repeated mention of its proposed project being consistent with the Main Streets Initiative. While the proponent must, of course, be expected to pursue its economic self-interest, it well knew that the Main Streets consultation had not yet occurred for 33rd Avenue and, therefore, also well knew that its application was premature in that respect. The proponent should not be permitted to presuppose the built-form of the Initiative, as it may eventually be applied to 33rd Avenue. Moreover, its consultation, on which I comment further below, cannot stand in substitute of the City's obligation to consult residents regarding the Main Streets Initiative.

I submit to you that this is itself a sufficient basis upon which to reject the land use amendment. However, I will provide certain additional comments previously made to City Administration, which I believe also support a rejection of this proposed amendment.

Insensitive to Surrounding Context

It is difficult to conceive of a proposal that is less sensitive to the surrounding context than Sarina1600. While I appreciate that Sarina claims to have returned to the drawing board and removed two storeys from its original proposal, the project remains a behemoth in the midst of modest single-family homes.

I am not simply opposed to redevelopment of any kind. In fact, many of the structures surrounding my home are three storeys in height, built in a variety of different eras. A rezoning of the land to accommodate the sort of three-storey structures that populate 34th Avenue between 14th and 16th Street is an eminently reasonable way to increase density in the area without resorting to the draconian proposal that 1600 Sarina represents. Indeed, this may ultimately be the conclusion reached in the Main Streets consultation. It is upsetting to imagine opening my front door to be confronted with a five-storey structure and I feel for the residents directly adjacent to the project on 32nd Avenue, whose backyards will never again feel private. For these reasons, I believe that Sarina1600 should be limited to three storeys in height.

The Sarina1600 proposal is contrary to the 2009 Municipal Development Plan. That plan calls for the area in which the project is proposed to remain low-to-medium density residential. While circumstances may have changed significantly since the Area Redevelopment Plan was created in 1986, the same cannot be said of the Municipal Development Plan, which dates from 2009. Residents of this area purchased their home in reliance on this City document and with the understanding that the area would remain low to medium density.

Accommodation was made in the Municipal Development Plan for high density residential structures - closer to the Business Revitalization Zone. Sarina Homes has itself taken advantage of the Municipal Development Plan and sited a high-density structure at 33rd Avenue and 19th Street. While the Main Streets Initiative may well extend the realm of higher-density structures eastward on 33rd Avenue, until such time as consultation on that Initiative has taken place, such structures should remain near the BRZ.

A project of this size would never even begin to be considered for the low density area east of 14th Street, in Mount Royal. It is unclear to me why Marda Loop and Altadore must bear such a disproportionate burden of the City's policy objectives while neighboring communities enjoy endless traffic-calming measures and zoning that is effectively set in stone.

Ultimately Inconsistent with City Objectives

I write this letter on behalf of myself, my wife Ashley McConnell-Gordon, and our two young children, who together reside at 1621 – 33rd Avenue SW, which is directly across from the site of the proposed development. We have called this address home since 2012, having moved to the Marda Loop area from a 4th-floor condominium in Mission.

Following the birth of our daughter in 2011, we began to look for a more suitable home for our growing family. While recognizing that many families choose to grow in an apartment or condominium setting, we no longer felt welcome in ours. Our neighbors were, like us, generally in their mid-twenties to mid-thirties although most had not yet had children. We put up with neighbors banging on our walls in retaliation for our daughter's crying and the limited space in our condo simply did not meet our new needs.

Having rented in Marda Loop prior to the purchase of the Mission condo, we were eager to return to the community. In particular, we were attracted to the opportunity to own a detached or semi-detached house close to child-friendly amenities, stores for groceries and other needs, good restaurants and, most importantly, easy access to the downtown core for work. Although it would have been possible to purchase a larger, less expensive home in a developing suburb, neither my wife nor I felt that represented a responsible choice.

For us, there was little appeal in cookie-cutter houses, a lack of trees or greenery, or the prospect of sitting in traffic for hours to get where we needed to go. This may be the only point on which we agree with the current policy-direction of the City. In any event, we made the choice to pay a significant premium for our home in order to be part of the solution to, rather than contribute to the problems of, growing sprawl in Calgary.

Although there was much that we could not afford in the area, we were fortunate to find an infill directly on 33rd Avenue, which was in our price range as a result. Since purchasing our home, we've made a number of improvements both inside and out. Our children play at the park next to the Marda Loop Community Centre on a near daily-basis. They enjoy the library and swimming pool and my son, in particular, loves to visit the neighborhood firehall. We wish nothing for more than to continue to enjoy this lifestyle.

The City appears to justify its approval of developments like Sarina1600 on the basis that these types of higher-density redevelopments add vitality and diversity to the community, thereby making it stronger. My own experience suggests that, practically speaking, their effects are quite the opposite. The building we left behind in Mission was a six-storey structure of similar density to that being proposed. It was not a place for families to put down roots and stay in the community. It was a stop-over on the way to the single-family home that the majority of Calgarians ultimately strive for and generally end-up purchasing.

I submit to you that the way to maintain a vibrant Marda Loop and Altadore is to strengthen and protect the single-family character of this area, thereby attracting residents that will fight to maintain the family-friendly attributes and strong-neighborly bonds that it is already known for.

Disingenuous Consultation

Sarina Homes presents itself to the City as having gone above and beyond in its consultation efforts. This is patently false. I am a regulatory lawyer for a large corporation that constructs, operates and maintains large linear infrastructure projects. I understand meaningful consultation, as it is my professional responsibility to make sure that it takes place. I can tell you that it does not include putting a notice in the mailbox of only those homes directly backing on to the project. It does not include opening an engagement house, the only advertisement of which is a tiny sandwich board at the side of a busy street. It does not include selecting only the most advantageous shadowing studies to support the application. The list goes on and on.

From the beginning, it was inconceivable that an experienced developer such as Sarina Homes would propose a six-storey structure in the midst of a low-density area where the existing context tops out at three-storeys. After just 20-hours of community engagement (which by the way, is not the substantial achievement Sarina touts) Sarina Homes purports to have “agreed” to take two-storeys off of its design. The City should recognize this bait-and-switch for what it has always been – an attempt to push the envelope from three-storeys to four. Sarina has wasted the scarce resources and time of affected citizens and stakeholders consulting on a design that it clearly never had the intention of building, simply to buttress its application for a four-storey structure on the basis that it has “responded to community feedback.” This purported sensitivity to community feedback is fictional at best and deceitful at worst. I ask you to give it no weight whatsoever in your deliberations.

Moreover, Sarina has just recently submitted its application for a Development Permit to the City. Having seen a copy of the drawings that accompany the application, I can tell you that they look nothing at all like those used for the consultation. The difference was so stark, I thought a mistake had been made. I understand from City Administration staff that they too have initial concerns with the application for a Development Permit. In my view, this is simply another example of Sarina’s inappropriate conduct towards both residents and City staff; conduct that should not be countenanced and that warrants rejection of its application.

I truly appreciate your consideration, respectfully ask that you uphold the refusal recommendations for both iterations of this application and, ultimately, reject it.

Yours truly,

Original Signed By

Steven Kley

Cc: Marda Loop Concerned Residents Group (via email)