

Resident comments regarding item 6.37

Calgary City Council

Why are we here?

- ▶ We have over 200 community members that are a part of our ad hoc group opposing the scale of the project. Unlike the vast majority of new development in the South Calgary / Altadore area, we feel that this specific project is an extreme over-development of the site.
- ▶ South Calgary / Altadore has embraced densification but the proposed project does NOT follow the applicable statutes and would permanently alter the character of the community (height, density, lack of transition)
- ▶ 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. Precedent communities (Montgomery, Bowness, Killarney – Glengarry) were consulted and participated in re-zoning for Main Streets. Marda Loop is not being given the same consideration.
- ▶ Recently, the Calgary Planning Commission validated our concerns. 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.**

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 Main Street 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”*

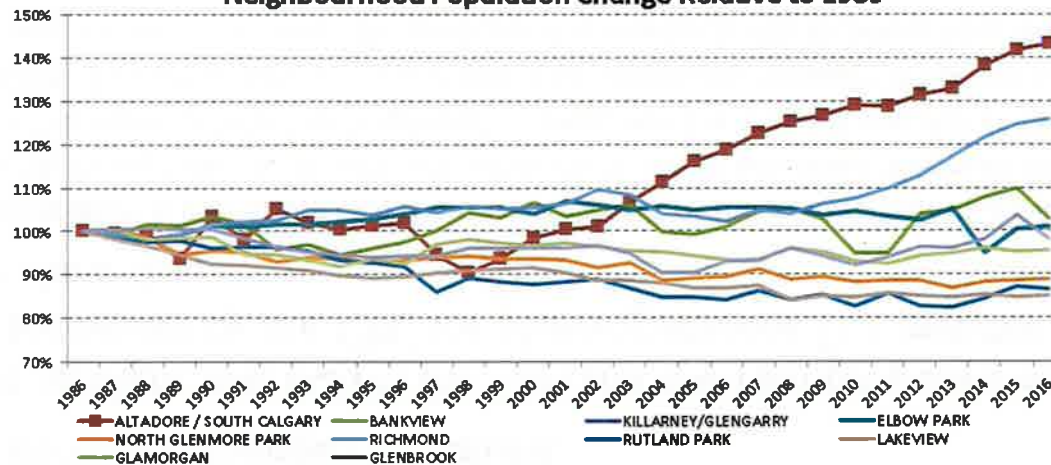
South Calgary/Altadore not a “NIMBY” community

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.

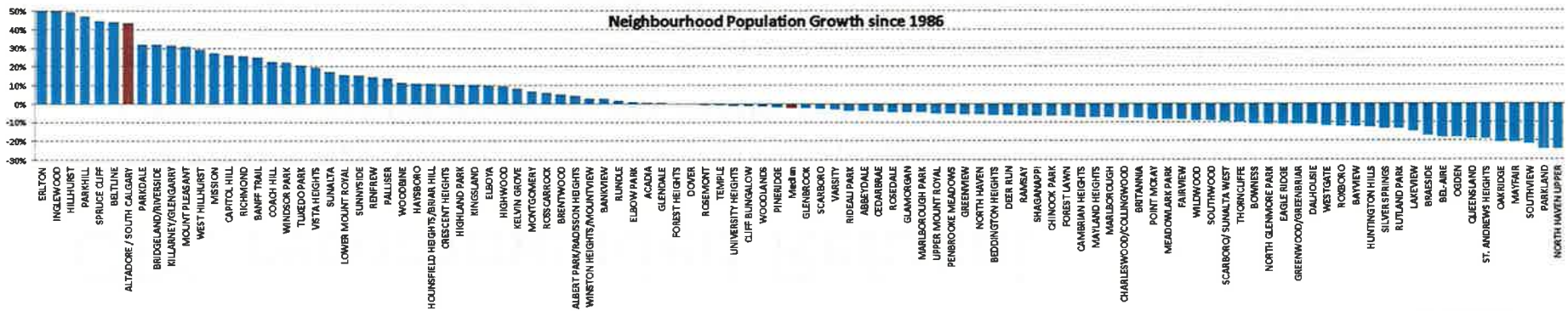
**ALTADORE /
SOUTH
CALGARY RANKS
7TH OUT OF 115
COMMUNITIES
IN HIGHEST POP.
GROWTH SINCE
1986**

**ALTADORE /
SOUTH
CALGARY
POP. UP 43%
SINCE 1986**

Neighbourhood Population Change Relative to 1986



Neighbourhood Population Growth since 1986



Existing statutes – Marda Loop ARP (2014)

- ▶ 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 Main Street). A high density apartment style building surrounded by low density residential is inconsistent with local area policy and there is no high density zoning in the eastern portion of 33rd
 - ▶ *“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 project would effectively double the length of the mixed-use Main Street without any consultation with the community.**



Existing statutes – MDP Neighbourhood Main Streets

▶ **Applicable MDP guidance being ignored**

- ▶ *“Low to medium density residential, retail, mixed-use buildings (Bylaw 19P2017)”*. Sarina is applying for a Multi-Residential (MU-1) land use amendment which would have high density. This is a clear violation of the MDP guidelines.
- ▶ Item 3.4.1.f *“An appropriate transition between the Neighbourhood Main Street 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 the project 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 Main Streets”*. The subject site is not at a location merged with any urban Main Streets nor with any activity centre (Bylaw 19P2017)

▶ **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. A 1400% increase in density is NOT moderate and will permanently alter the fabric of the community and is not appropriate for the site.*

▶ **We believe that the proposal does not conform with the applicable policies of the Municipal Development Plan.**

- ▶ The unlimited/high density proposed is not prescribed under the “Neighborhood Main Street” 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 and is not MODERATE (at 1400% increase)

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.
 - ▶ MU-1 land district is not a forgone conclusion even after 33rd Ave consultations. Many other land use districts have been on Main Streets
- ▶ **South Calgary ARP (86)** – Project doesn't fit within existing ARP Guidelines and what's proposed is a massive revision to the ARP. Why is administration not using site specific ARP amendments?

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 project. At the time Sarina requested a land re-designation from R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CGd72).
- ▶ Applicant 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 266 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 1400% increase from current density 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 Main Street 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.”

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 an extreme outlier surrounded by low density residential.



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. Resident's preliminary sun studies show no sun on rear laneway parcels from 10 am - 4pm from November until February.
- ▶ **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 traffic assessment that was done for this project has significant errors including the wrong signals at key intersections and misrepresenting the parking characteristics. I don't think the TIA should be relied upon.

Public Engagement

- ▶ We have 200 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 Applicant would be demonstrated listening to the communities concerns.. 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).
- ▶ 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

The submitted DP looked nothing like what was shown to the residents at any of the public engagement sessions or the recent CPC meeting. The "stacked townhouse 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 and increased the number of units.

Conclusion

- ▶ Unlike the vast majority of new development in the South Calgary / Altadore area, we feel that this specific project is an extreme over-development of the site and clearly doesn't follow the MDP (and the CPC agreed).
- ▶ It's 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.
- ▶ Application does not align with MDP as only some of the guidelines were used. Neighborhood Main Streets are supposed to have low to medium density not the high density proposed.
- ▶ Community has not been consulted on Main Streets initiative and we should not presuppose the outcome
- ▶ DP is materially different than what was shown during "engagement" and at CPC
- ▶ Poor planning principles (Lack of transition, shadowing, height, and erroneous traffic data)

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?

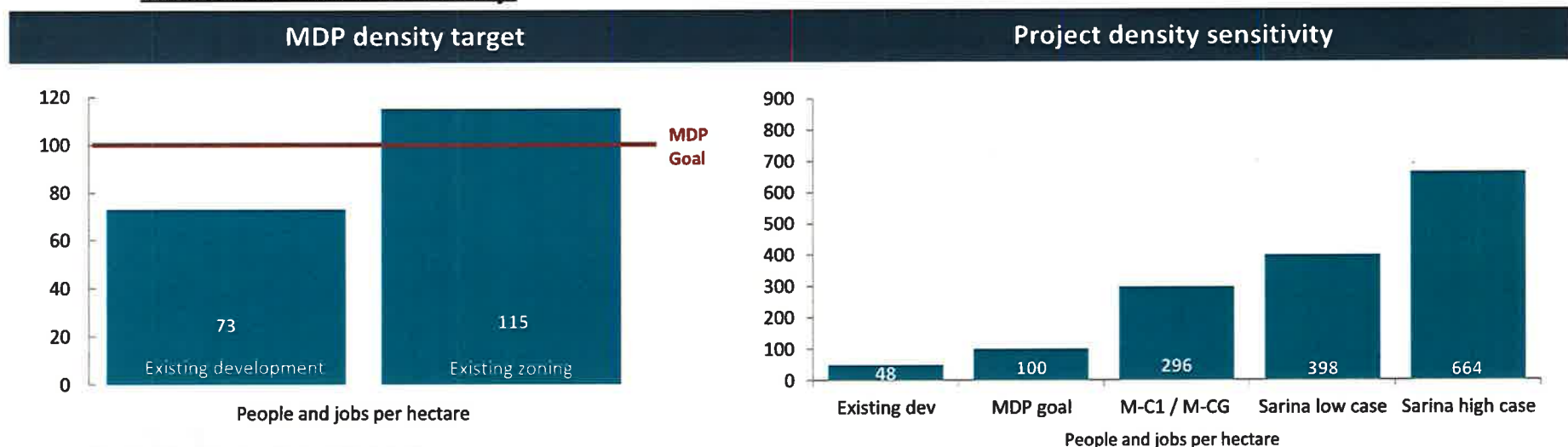
Why not re-zone the land as M-CG or M-CI which would allow for a meaningful increase in density and still be sensitive to the community?

Appendix



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 proposal results in a 1440% increase in the Units per Hectare metric (uph). This is not a modest increase in density.**



Note: Existing development assumes 5 units @ 2.8 occupancy rate. M-C1 / M-CG assumes max of 148 units @ 2 occupancy rate. Sarina assumes 0.3 hectare site with 80 units @ 1.5 occupancy rate (low) and 2.5 occupancy rate (high)