

Theresa Savaria
#101 – 2111 34 Avenue SW
Calgary, Alberta T2T 2C5

June 20, 2017

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

2017 JUN 20 PM 2: 25
THE CITY OF CALGARY
CITY CLERK'S

**Re: July 3 City Council Public Meeting Agenda Item CPC2017 – 228
BYLAWS 33P2017, 34P2017, and 229D2017 (NORR Architects Engineers Planners)
Policy Amendment and Land Use Amendment Altadore (Ward11)
Southwest corner of 34 Avenue SW and 20 Street SW**

Dear Mayor Nenshi and Members of the City Council:

I am writing to you with the hope that you will not approve the proposed development on the South West corner of 34 Avenue SW and 20 Street SW as it is currently envisioned. In addition to the size of the proposed building on our residential street (six stories in a neighbourhood where the highest building is three stories), I am concerned with the impact this concentration of apartments and retail spaces is going to have on existing infrastructure i.e. traffic, parking, and the condition of the alley directly south of our condominium building.

In recent years, the traffic on 34 Avenue SW has become increasingly congested. During peak traffic hours, the four-way stop at 34 Avenue SW and 20 Street SW is regularly clogged. I'm worried about our street's capacity to handle the additional traffic that will come with a six-storey building (considering there will be the cars used by 67 rental units plus traffic to retail spaces). The planning documents prepared by City Administration state that the applicant prepared a Transportation Impact Assessment (TIA). It makes me uncomfortable that you would rely on the applicant to provide such a study, which apparently indicates there are already what are termed as "minor increases" to delays at the intersection. However, those of us who travel through that intersection, especially at busy times, experience congestion and have concerns over potential vehicle and pedestrian accidents. It just makes sense that the contemplated development is going to worsen this situation.

Parking is another concern. City Administration indicates a Parking Study concluded there is additional parking availability on neighbouring streets. Again, those of us who seek parking, especially near our condominiums, would argue that those spaces aren't readily available especially during business hours and when nearby restaurants are busy during the evening and early morning hours. Even though an underground parking lot is part of the proposal's plan, the inevitable parking overflow onto the street seems like an unrealistic amount for already clogged streets to handle. The planning documents I reviewed indicate that a Parking Study provided some recommendations regarding measures that can be implemented by the City in the future should parking in the community become more constricted. I am not aware what those recommendations are and am asking that you review those recommendations as part of your deliberations.

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Another aspect of the development that isn't mentioned in any of the planning documents I've reviewed is the impact the development will have on the alley between properties on 34 Avenue SW and 35 Avenue SW. The alley has a gravel surface. Although the applicant says it will pave the alley area directly south of its development, we expect increased traffic in the alley and increased problems with dust and "pot holes". It just makes sense that there will be more traffic in the entire alley due to delivery vehicles and car traffic to and from both the apartments and retail merchants. Given increased traffic congestion at the corner of 34 Avenue SW and 20 Street SW, I expect more vehicles will use the west access to the alley from 21 Street SW to get to the new development including its underground parking.

For the reasons outlined in this letter and by my condominium association in correspondence submitted to you, as well as the concerns raised by the Marda Loop Community Association regarding the size of the proposed development, I respectfully ask that City Council not approve the proposal in its present form. Please do not adjust the Marda Loop ARP's boundary to accommodate this application and do not approve a policy to accommodate a building height of 20 metres.

Thank you for considering my concerns. Please don't hesitate to contact me should you wish to discuss them further.

Sincerely,

Theresa Savaria
Owner
Unit 101, Hannah II
savthe@me.com

c.c. Councillor Brian Pincott
Councillor Evan Woolley

RECEIVED

CONDOMINIUM CORPORATION NO. 0412316
Hannah II
c/o #401 – 2111 34 Avenue SW
Calgary, Alberta T2T 2C5

2017 JUN 20 PM 2:27

THE CITY OF CALGARY
CITY CLERK'S

June 20, 2017

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

Re: July 3 City Council Public Meeting Agenda Item CPC2017 – 228
BYLAWS 33P2017, 34P2017, and 229D2017 (NORR Architects Engineers Planners)
Policy Amendment and Land Use Amendment Altadore (Ward11)
Southwest corner of 34 Avenue SW and 20 Street SW

Dear Mayor Nenshi and Members of the City Council:

We are excited by the prospect of continuing the revitalization of 34 Avenue SW and enhancing the vibrancy of Marda Loop with the addition of thoughtful, cohesive developments. However, we have some concerns about the proposed development on the South West corner of 34 Avenue SW and 20 Street SW that we hope you will consider.

We are mainly troubled by the size of the proposed building amidst what is predominantly a residential street, and do not agree with City Administration's recommendation to adjust the Marda Loop ARP boundary to accommodate this development. The proposed six-storey development does not reflect the character of buildings on our street, it does not mirror the recent successful developments in our community, and perhaps most importantly, the community does not support the six-storey height.

The proposed six-storey structure is not in keeping with the current four-storey building heights on 34 Avenue SW, and would loom unnaturally above the surrounding residential structures. Although there is a six-storey building nearby on 33 Avenue SW, it is surrounded by other businesses, not residential units. There are currently no six-storey buildings anywhere on 34 Avenue SW, and there is no precedent for a building of this size immediately north or south of 33 Avenue SW. Such a tall structure on 34 Avenue SW would be visibly out-of-place on our street. It would be disproportionate and discordant to the other buildings in the area.

The policies in the Municipal Development Plan - 2009 (MDP) require that an appropriate transition between buildings be provided that is sensitive to the scale, form, and character of the surrounding area. The proposed size of this development dwarfs almost every single building in the immediate area — most significantly, our three-storey condominium building directly next door (west). There is only minimal transition between the buildings, and the effect is visually jarring. We disagree with City Administration that the proposal allows for a development form and mix that meets the intent of the MDP.

We are not alone in these concerns. The Marda Loop Community Association also opposes a six-storey building. In their January 2017 letter to the city, they support a maximum height of four storeys/16m for the proposed development. Community feedback solicited at the April 19, 2017 open house, and online from April 19 to 23, was vociferously opposed to a six-storey development at this site. 73 pages of feedback were generated from the opportunity, and the majority were overwhelmingly against a six-storey structure, expecting new developments to provide a reasonable transition from the surrounding homes, and to match the existing look and feel of our community. This community feedback was considered for the proposed Sarina 1600 development in Marda Loop, recently adjusted from a height of six to four storeys, but it is not being heeded here.

Should the development move forward, we encourage you to limit its design to four storeys in keeping with the feel and symmetry of the surrounding area (and with what is already outlined in the current Marda Loop ARP).

Acknowledging the MDP corridor (Main Street) policies that the highest densities and tallest buildings should occur at major intersections: A great example of how four storeys have worked successfully on our residential street is the four-storey commercial/residential development at 2233-34 Avenue SW. (Gateway Garrison Woods). There have also been a number of recent developments in the area that are attractive, fit with the aesthetic of the neighbourhood, and achieve the city's planning goals such as The Odeon/Blush Lane Organics building on the corner of 33 Avenue SW and 20 Street SW and the new building at the corner of 34 Avenue SW and 22 Street SW which houses Village Ice Cream. These are located on the corners of busy intersections, but they are not built to six storeys. The proposed development should follow this precedent.

Apart from these wider concerns, on a personal level, a six-storey building with such close setbacks to our building would block out the natural light and sightlines we currently receive. Shadow studies commissioned by the developer indicate that the units on the east side of our building will be cast entirely in shadow for a significant portion of the day. Current owners have stated that when their units were purchased, a major part of their decision to buy was guided by the fact that the adjacent lot was zoned for residential use only. Should the zoning change, and such a large building be erected, it will negatively affect our property value and quality of life. At six storeys, a proposed amenities area on the top floor of the new development will overlook our building. Our top floor units have skylights on the roof and there are worries people will be able to see into these units. Furthermore, the development proposal indicates balconies to be located in the northwest corner of floors two to five. These balconies appear to have clear views into the north facing bedrooms of our units. We believe that by allowing four storeys instead of six, some of these concerns would be mitigated.

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We respectfully ask that City Council not approve the proposal in its present form. Please do not adjust the Marda Loop ARP's boundary to accommodate this application and do not approve a policy to accommodate a building height of 20 metres. Please do not ignore the feedback from the Marda Loop Community Association, the feedback from the larger community, and the precedent set by prior successful developments in the area.

Thank you for considering our concerns. Please don't hesitate to contact us should you wish to discuss them further.

Sincerely,

John Roberts
President, Hannah II
Unit 401
johnroberts05@yahoo.ca

Don Savaria
Secretary, Hannah II
Unit 101
don@savariapr.ca

c.c. Councillor Brian Pincott
Councillor Evan Woolley

Duxbury, Christa A.

From: silvera.w@nucleus.com
Sent: Friday, June 09, 2017 9:18 AM
To: City Clerk
Subject: Online Submission on LOC2016-0290

June 9, 2017

Application: LOC2016-0290

Submitted by: Alan Silver

Contact Information

Address: 4608 - 15 Street SW

Phone:

Email: silvera.w@nucleus.com

RECEIVED
2017 JUN -9 AM 9:18
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Feedback:

I am writing regarding the changes to the Marda Loop ARP to allow a 6 storey building at the corner of 34 Avenue and 20 Street S.W. I attended an open house in April and left my comments, and I noticed 41 pages of similar comments online, stating generally that I do not support this change. The whole idea of a 6 storey building is absolute anathema. It is my understanding that, in established areas, new buildings need to conform with the existing buildings with regard to style, setback, and such. The structure proposed in April was certainly too tall, too close to the sidewalk, and too bulky for our residential area. In addition, we already have difficulties with traffic flow at that crooked intersection with the 4way stop without the extra density. Typically on work days there is additional traffic coming through the area when Crowchild Trail is backed up, or people are short-cutting from ATCO, and traffic gets backed up both at this intersection, and two blocks west as well. At this particular intersection, however, there is only space for about 4 or 5 cars waiting for the light, and it is very difficult for people to enter or leave the Shopper's building. How is a large residential building on this corner going to help this situation? It seems clear to me that it will only exacerbate the situation, unless the underlying idea is to foster road rage. The Marda Loop area is being characterised as pedestrian-friendly, but adding to the traffic won't help. Parking is at a premium now and, unless each of the proposed residences has a minimum of TWO parking spots plus available guest parking, the available street parking will be further reduced. I can visualise local residents driving elsewhere just for more convenient parking when going for a coffee, eating out, etc. My wife and I already do that. Let's just kill off all the local business, shall we?? A 6 storey building will certainly be depriving existing buildings of sunlight. For example, the patio at OJs will certainly be darker and cooler than it is now. Also, it is my opinion that another tall structure will serve to funnel winds between them, which is hardly desirable. If I want increased winds, I can go downtown. I realise that there is an impetus to increase density, but I believe the Marda Loop communities area is already within the desired population density. The actual Marda Loop has several apartments/condos and there is yet another development going in on 33rd Avenue near Crowchild Trail. Surely to goodness there isn't an actual quot;needquot; to have an additional 3 floors of residential space. I personally do not think anything over 3 storeys should be condoned around homes; if they want to build another building akin to the Shopper's site, then do it on 33rd Avenue. Six storey buildings do not fit in (except as the thin edge of the wedge) with our residential neighbourhood, and indeed

they just detract from the whole "feel" of the area. As we get the new buildings, it seems that the number of mature trees always decrease and are seldom replaced (and never with anything even approximating the previous trees). Let's keep the new development to 3 storeys (with plenty of underground parking for residents and guests) and make sure there is the same setback from the sidewalk as is already established in the existing homes. The new buildings need to fit the neighbourhood, NOT the other way around!!!!

Duxbury, Christa A.

From: Boaz [boaz@sunworldtours.com]
Sent: Friday, June 09, 2017 4:53 PM
To: City Clerk
Subject: [EXTERNAL] Objection to Redesignation of Land at 2101 / 2107 34 Avenue SW Calgary

Hello,

The purpose of this Email is highlight our objection to re designation of the land at 2101/2107 34 Avenue SW Calgary for the following reasons:

- 1.0 Parking, there are currently 31 families living in this block (between 20 and 21 street. The proposed development will more than double the families living in this block and the numbers of cars parking. We are aware of the underground parking, however, from our experience most people will try to park in the street and this area going to be too busy.
- 2.0 There are no building over 10 m height in this block. We are objecting to a 6 story building in this block.

Regards

Yaffa and Boaz Dattner

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2017 JUN 12 AM 8:10
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Duxbury, Christa A.

From: Pauline Simpson [simpsonpauline7@gmail.com]
Sent: Thursday, June 15, 2017 10:56 AM
To: City Clerk
Cc: Seymour, Brendyn; Ken Toews
Subject: [EXTERNAL] Marda Loop LOC2016-0290 and DP2016-4464

To Whom it May Concern,

I am writing in response to the open house held April 19th regarding future development in the Marda Loop area.

I live at 2005 - 31 Ave SW, Calgary so I'm impacted and would like my opinion noted.

It was an informative session and I would like to express my strong support for future redevelopment and enhancement to the area. In comparison to other developing neighbourhoods within the city, I strongly feel Marda Loop definitely requires carefully planned improvements that provide the residents with additional options for retail, restaurants, coffee shops, residences, etc. I would like to see better streetscape and building improvements which would provide area locals the ability for an improved walk/live lifestyle.

There are existing areas that are run-down and desperately require upgrades which would enhance the appeal and promote a sense of pride for locals residents and future growth to improve the quality of life for Marda Loop and the surrounding neighbourhoods.

Please keep me informed to any future meeting that require representation to show support for your potential planning redevelopments which would make a positive impact for all local residents.

Regards,

Pauline Simpson

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2017 JUN 15 PM 12:30
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