

Mayor & Councillors

(1) This project started on August 2015. Our DP number was DP 2015-4565. We tried to develop 8 town houses (4 storeys) at the site. Community association had concerns about parking. We provided one parking stall per unit. No visitors parking stalls provided within site.

(2) We have withdrawn the DP application. We have decided to develop a townhouse type Multi residential development. Within the ground floor & second floor of the complex we arranged two storey town houses facing Westmount drive, 16th ave NW & rear side lane. In the town house- ground floor has living , dining & kitchen. Upper level, bed rooms. We have arranged 6 Town houses within the main & second floor. 3rd floor level, we have arranged 5 condo units and 4th level two pent house units. Penthouse has setback from the 3rd floor level. It will comply with land use by laws

(3) We have arranged the parking facility underground. Underground parking is expensive to build. We have applied to re-zone the site MC-G d72 to M-CG d 111. (from 8.96 units to 13 units). We had a community association presentation. Two planners from the City of Calgary participated in the community presentation meeting. We explained the concept of the project. Because of the land use, we have not prepared the development drawings.

(4) See attached PDF- City of Calgary DTR comments.

"Planning:

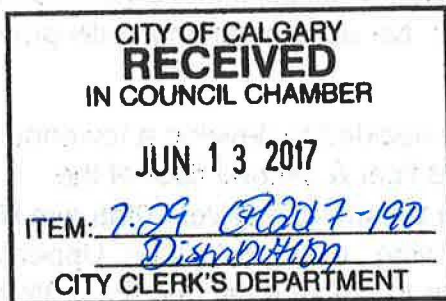
1. Submit concept drawings that demonstrate that the site can accommodate a 13 unit development. The concept shall comply with the Hillhurst/Sunnyside ARP, including demonstrating compatibility with the local context. Include a written description of how the concept meets the requirements and policies of the ARP. The concept shall not anticipate a bylaw relaxation for maximum height (12 metres) as this is not supported by the ARP and should not be expected at the Development Permit stage."

I have reviewed the ARP and submitted the report about how this new development complies with ARP guidelines as well as how to develop 13 units. (See attached PDF- my response). At that time, we requested a maximum building height of 14 meters for the project.

(5) City of Calgary's planning department planners had reviewed my written response and gave recommendation for approval (M-CG d111).

(6) Calgary planning commission did not approve the project due to increase in density (4 units additional) at the site. Community was concerned that 13 units is too high.

(7) Considering the community associate comments (submitted to CPC) and CPC members comments about too much density(62.5%), we have decided to revised our application as follows.



Existing Zoning MCG-d72	<u>Maximum density 8.96 uh</u>	Maximum height 12m
Proposed zoning MCG-d89	<u>Maximum density 11uh</u>	Maximum height 12m

I have discussed the revised design with the City of Calgary's planning department (file manager). They have appreciated the revised design because no bylaw relaxation is required, and density has been reduced (more than 50% of the original request).

(a) Reduced the number of units from 13 in to 11. We are requesting additional TWO units only. (existing zoning allow units 8.96. Now we requesting 11 units.) Land owner needs to live in the penthouse.

(b) No building height increase is required. New building height is 12meter (as per land use by law section 585 subsection (4)

(c) 4th floor level has 40% of the maximum area of a horizontal cross section through the building. Now it complies with bylaw section 585 subsection (4).(4th floor can not see from Westmount drive & 16th ave N.W.)

(d) According to land use bylaw section 585 subsection (4) we can build the building up to 10.5 m and reduce building area to 40%. Proposed design has 8.6m height at the 3rd floor. 4th floor building area has been reduced by 40%. It will reduce building massing affect.

(e) Ground floor townhouses can be accessed from the streets & lane. We are going to pave the lane from the 16th ave intersection to the end of our property line.(We are in the corner lot). It will increase the quality of the lane and our residence can easily access the parkade. Because we are in the corner, our vehicles will have a less impact on residence.

(f) We are now proposing 11 units (including one pent house). We have provided the parking facility for 24 vehicles inside the parkade. All of the visitors parking facility will be arranged in the parkade.

(g) New development does not require relaxation of the land use bylaw. Development complies with all of the M-CG land use bylaws and ARP guidelines. 1.3 / 2.2 (c) / 2.4.1.5

(h) City of Calgary CPAG team DTR comments – Transportation

(1) Direct vehicular access location and design shall be determined at the Development permit stage. Preliminary indications are that access would be to and from the lane only

(2) The site is located less than 100m walking distance or approximately 3 minutes away from Transit on Kensington RD NW (Route 1).

(j) We have applied for the DP drawings based on the revised design (11 units)

DP 2017-2516

In summary.

(i) My client is suffering to develop this site from the year 2015. We have been working with the City of Calgary's planning department to get the approval to move forward with the project. We have full confidence about the decision of the city of Calgary's planning department that the site is suitable for increase in density. We respect the community association & CPC members comments. We have incorporated their suggestions and finalized the revised design with the help of the file manager (city of Calgary). This new design-see attached proposed building image.

(ii) New design has provided the following additional benefits to the context.

(1) Proposed multi residential development has been designed based on the existing buildings character and massing of the surrounding developments have been taken in to consideration.

(2) The figure ground urban design theory was used for the new building to manipulate the building mass and surrounding open space to suite the context.

(3) The new development demonstrates that it has given priority to the contextual influence of neighboring properties and made a diligent effort to arrange a careful relationship between existing and new development through detailing building form, building materials and exterior colours.

(4) The transparent glass with large window provides the building users with a sense of time, weather and location. The large glass areas help to connect the inside of the building with the outside. It will create a setting for more "Eyes on the street" thus providing safe environment for pedestrians.

(5) The building form, balconies with planters, and entrance enhance with existing character of the context, provide an aesthetically pleasing view for the neighbouring residence.

(6) The manipulated building heights, building mass and material composition of the building are interconnected and interdependent to maintain the clarity and consistency. Thus the project will provide a positive visual impact and will comfortably relate to its surrounding building environment.

(7) The proposed building form strengthens the sense of place, and livability of the area,

(a) Feeling of enclosure (degree to which street and other public space are visually define by the building)

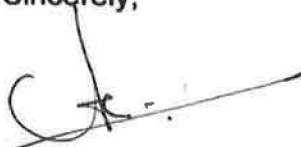
(b) Relationship between buildings and spaces around

(c) Sensitivity to community context

(iii) We have received a letter of support for our development from the surrounding building developers and some of the residence.

I would appreciate your kind consideration of our effort to comply with all of the land use bylaw requirements and ARP guidelines in the new design as well as working with the planning department to move forward with the 11 unit townhouse type multi residential development.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ajith Karunasena', with a long horizontal stroke extending to the right.

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

City of Mayor & Councillors
June 10th 2017

Sir

Land use Re- designation application LOC 2016-0312

1705 Westmount Road N.W.

DTR response

Existing Zoning – MCG d72 Maximum unit 8.96 Maximum height 12m

Proposed Zoning – MCG d89 Maximum units 11 Maximum height 12m

• The concept will comply with the Hillhurst/Sunnyside ARP,

(1) ARP- Goals- 1.3

(a) To encourage a diversified demographic mix for the community, with a particular emphasis on increasing the number of families residing in the area.

Proposed development will include maximum density 111 unit per hectare. Development includes 13 units.

(b) To provide for a variety of residential units which is tied to the demographic goal of the community.

Proposed development has variety of housing options. It includes two storey town houses (at main floor level), two bed rooms condo units at 3rd floor level, 4th floor- two penthouse units with balconies.

(2) ARP- Residential land use under medium density 2.2 (c)

ARP refer to old land use bylaw – land use by law 2P 80. IT allow RM5 medium density type development. The existing zoning is MCG (contextual Grade oriented district) density d72. Proposed zoning is MCG (contextual Grade oriented district) density d111 Proposed development is according to ARP.

(3) ARP- Residential Land Use under general Guidelines

(a) Height compatibility- 2.4.1.1

According to ARP - New developments should not exceed the height of adjacent existing homes(single family development) by more than 15 percent for the front 3.0 metres of the development.

According to the figure 1 on page 16 (ARP), no existing home (a single family development) next site. Next site has multi residential development (zoning MCG).

The next door existing development building (multi residential) height is 7312mm. Building facing to street, 3m Width allow 15% height increase (figure 1 on page 16 ARP) from existing homes (single family development)..

The proposed development, facing to street width 3m front face building height is 9450mm. Height is increased 29.3% because we are developing Multi residential development, and next door is also multi residential development.

ARP has mentions height regulation in multi residential buildings on page 24 figure 32 (2.4.1.5). It clearly mentions the building height is 9 m to 15m (maximum building height)

Proposed development front side of the building height is 9m. (at the 3rd floor- after building set back) Development is according to ARP guidelines.

(b) Privacy 2.4.1.1.

According to ARP page 16 figure 2 indicate that new development should minimize window openings on side walls there by the location of windows and out door amenity space. The proposed development is facing two streets and one lane. Only one side is facing the multi residential development Proposed development window will not overlook the next door existing multi residential development.

(c) Roof form- 2.4.1.1.

Roof pitches similar to those of adjacent houses are encouraged.

Adjacent development is Multi residential. It has flat roof. Proposed development includes the flat roofing. It will help the rain water ponding at roof and discharge slowly in to the city drain system. City encourages roof ponding.

(d) Front yard 2.4.1.1.

The ARP discuss the front yard about the single family development.

The proposed development at 16th street NW, Westmount road NW intersection. One side is facing the lane. New development will comply with the street oriented development guidelines. It will allow for better interaction of people who are inside the units and the pedestrians.

(e) Private Amenity space 2.4.1.1.

Private outdoor areas should be located in the rear yard where possible.

Proposed development zoning is MCG. Amenity space details are on land use bylaw 1P2007 section 557(4)(8)(a)(b). Proposed development comply with the land use bylaw guidelines.

(f) Adjacency 2.4.1.1.

New development adjacent to larger buildings of higher density should be allowed a greater degree of relaxation and flexibility in compensation for this situation. It should, however, retain aspects of low density residential character (Figure 12).

Proposed development height is 12m. Ground floor & 2nd floor include town houses. The condo units are at 3rd & 4th floor levels. The ground floor town houses will retain compatible character of the existing two storey single family development around the context.

(5) ARP- Residential Land Use section 2.4.1.5 RM-5 Areas Guidelines

Building height should not exceed four storeys but may include a loft within a sloped roof to a maximum of 15 m.

Proposed development is 4 storeys. Height between main floor level to 4th floor ceiling height is 12 meters. Parapet height may be 750 mm higher than the 12 meters. See figure 32 in ARP (page 24) allows for 15m up to maximum building height.

Plan it Calgary- Integrated Land use and Mobility Plan

The location of the subject site is supporting the following Sustainable principals of the land use mobility plan.

(a) Principle 2- Create walkable environment.

(b) Principle 3- Foster distinctive, attractive communities with a strong sense of place.

(c) Principle 4- Provide a variety of transportation options.

(d) Principle 6- Mix land uses.

(e) Principle 7- Strategically directed and manage redevelopment opportunities within existing areas.

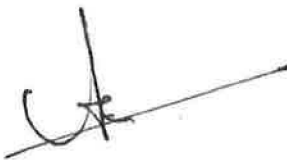
(f) Principle 8- Support compact development.

(g) Principle 9 Connect people, goods and services locally, regionally and globally.

- (h) **Principle 10-** Provide transportation services in a safe, effective, affordable and efficient manner that ensure reasonable accessibility to all areas of the city for all citizens.
- (i) **Principle 11-** Utilize green infrastructure and buildings

The interface of the town houses (main floor & 2nd floor) will allow for the gradual transition from existing two storey(with peak roof) development to four storey multi residential development. The development will provide variety of housing types. The sensitive integration of different types of housing into a community allow people to age in place as well as provides greater densities within communities to better utilize existing infrastructure.

Regards



Ajith Karunasena

Architect AAA, and Urban Designer

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