



PARKDALE COMMUNITY ASSOCIATION

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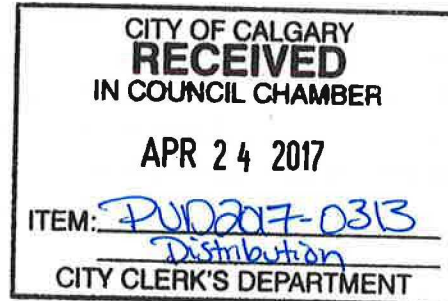
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PARKDALE COMMUNITY ASSOCIATION

April 20, 2017

Councillor Druh Farrell

Sent via email: ward07@calgary.ca



Dear Councillor Farrell,

RE: PUD2017-0313

MONITORING REPORT ON CONTEXTUAL SINGLE AND SEMI-DETACHED DWELLINGS

As a founding member of the SSADC, Parkdale Community Association is submitting this letter in support of their April 2017 letter and the following requests:

- a. Direct Administration to engage existing and inner city communities in defining and developing recommendations to amend the Land Use Bylaw to address outstanding and ongoing issues related to infill development;
- b. Direct the cross-corporate team to include a review and amendment of all or portions of the Infill Guidelines based on the Land Use Bylaw amendments;
- c. Formalize the revised Infill Guidelines by approving them as Council Policy, and further to give them bylaw status under the Land Use Bylaw;
- d. Direct Administration to endeavor to resolve the outstanding issues noted in the report over the next two years and provide an update to council in April 2019.

PUD2017-0313 indicates that the goal to capture a 40 per cent to 60 percent share of infill applications has been achieved. Parkdale acknowledges the goal has been met and that monitoring to verify numbers is no longer needed. We therefore support Recommendation #2. "Direct Administration to conclude the monitoring reports regarding Contextual Dwellings."

However, we believe only the "numbers" goal has been met. The Contextual approval process was designed "to streamline a form of low density infill development and remove barriers, *while ensuring that the built form is appropriate in developed communities.*" While we agree the target specific to the number of Contextual Dwelling applications has been achieved, we do not agree that the process minimizes negative impacts on the surrounding community. In fact, our submissions in June 2015 and August 2016 clearly outline Parkdale's concerns (see Attachments 1 and 2). We continue to have concerns about form and design, non-compliance with the LUB, drainage, landscaping, and application process times and notification. Meeting setbacks and building height requirements is not enough.

Parkdale is being heavily impacted by massive redevelopment through the contextual approval process. Issues such as serial contextual redevelopments, poor quality design and materials, overlooking and loss

of privacy, inconsiderate construction practices and zero to poor communication with adjacent neighbours need to be addressed, both for contextual applications and the development permit process.

Report PUD-0313, under Risk Assessment identifies "Continued engagement with stakeholders will allow Administration to address issues and concerns as they arise." However, it also states "Administration is not proposing any further changes....." and "Administration is working through a cross-corporate team that will continue to address issues comprehensively"

Our request is that the engagement of communities be required to improve the process and if necessary the LUB. We also agree with the SSADC that Administration be directed to report to Council on not only changes to the LUB but on the engagement process and the input of stakeholders.

Finally, I want to repeat the comments mentioned in earlier correspondence. There are conflicted interpretations of the word "contextual". We have been informed that The City views "contextual" as a process to "rationalize workflows." However, in Division 2 of IP2007, Definitions and Methods, there are the following definitions:

- "contextual adjacent buildings" means: the two closest buildings to a parcel...
- "contextual building depth" means: where there at least two other buildings....
- "contextual front setback" means: where there at least two other buildings.....
- "contextual height" means: the average contextual high point.....

To the lay person, the word "contextual" is consistent with definitions above, and development should be considered "in the context of its surroundings". We see only an expedited approval process with no opportunity for consideration or oversight by nearby stakeholders and developments are being approved with little or no sensitivity to the neighbourhood "context".

Sincerely,

Colin Brandt

Colin Brandt
President
Parkdale Community Association

CC: Mayor and Members of Council

Attachments:

1. Letter of June 25, 2015
2. Photos of Infill Housing in Parkdale – submitted to Administration August 14, 2016