



Opposition LOC 2020 - 0063

MARCEL PROSKOW

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Opposition – LOC 2020 – 0063

Concerns:

- Parking
- Community Letter
- Commercial Node
- Transit
- Balconies
- Privacy
- Cart Collection
- Side Walk
- Safety

Please Vote No



Parking

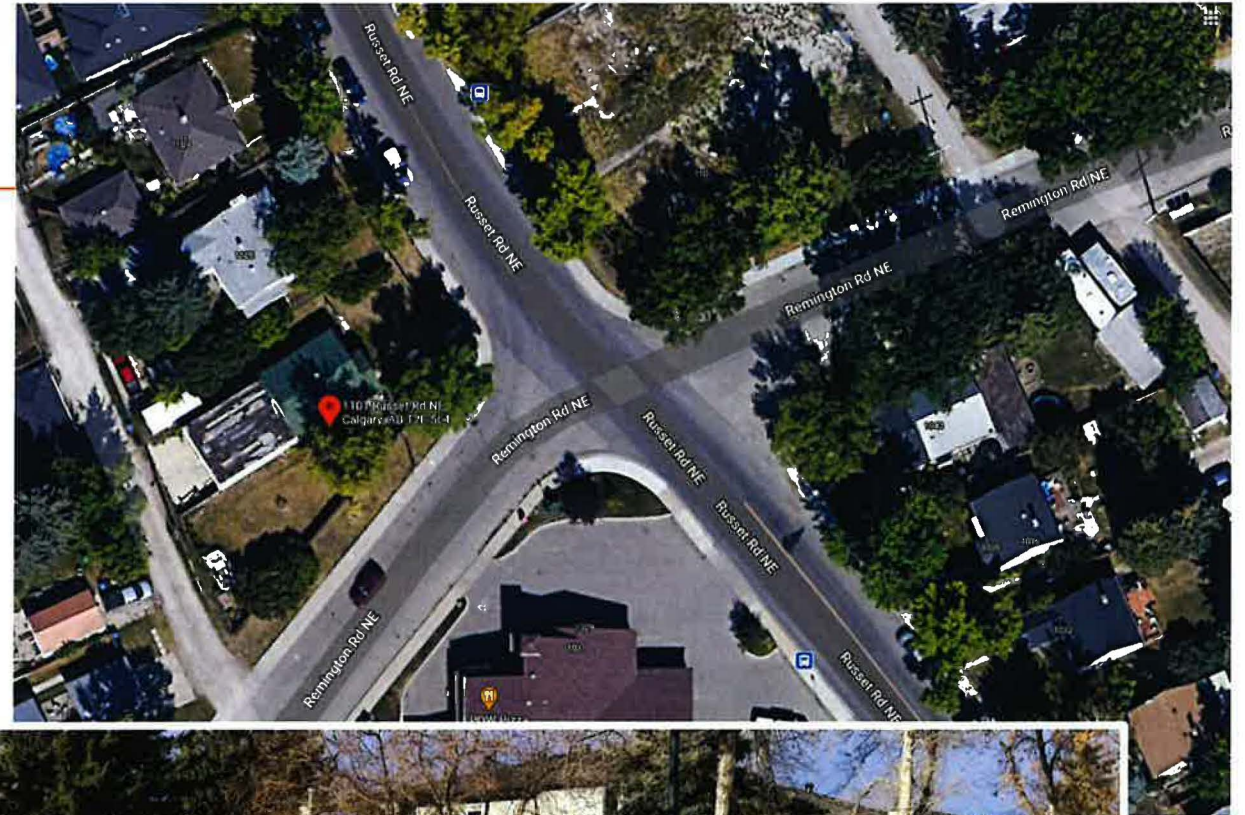
What was submitted by CivicWorks, FAAS and Eagle Crest Construction (Applicant) is misleading information, with regards to Transit and Parking

During the original LOC/DP, just a few months ago, it was agreed that the intersection of Russet and Remington is abnormal and in need of redefinition

When the community brought up these concerns the applicant agreed. FAAS: 'We agree that the intersection should be reviewed by City of Calgary Transportation and we hope the proposed development will be a catalyst encouraging City intervention'

The City has only started this work – concrete curb bump outs have been added to Russet (to start) and the intersection will evolve and eventually be safer

The parking report from the Applicant and Bunt completely omits this intersection work and encourages unsafe parking



Parking

APPLICANT / BUNT SUBMISSION

Ignores the intersection work (curb bump outs)

Implies people should park unsafely

Implies that seven vehicles are possible around this lot

3.1 On-Street Parking

The site has significant street frontage as a corner-lot with Lane access. This street frontage includes 7 on-street stalls (2 stalls on Russet Road NE + 5 stalls on Remington Road NE), which exceeds the proposed 4 stall relaxation.



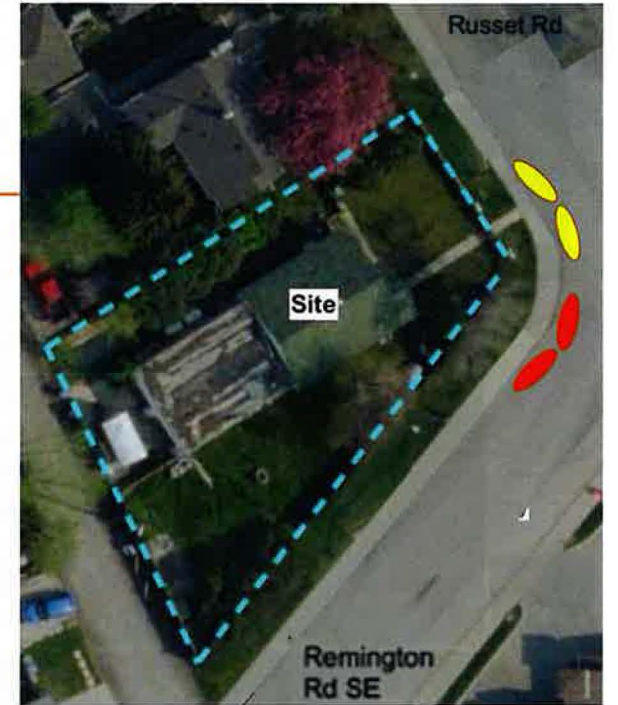
ACTUAL SITUATION

Intersection work removes one stall from Russet (currently in-place yellow concrete curb bump outs) – future work will remove one stall from Remington (future red concrete curb bump outs)

Vehicles cannot park within 1.5m from a laneway and 5m from an intersection (Calgary Parking Authority)

Current daily parking only has three vehicles parked around the site, one on Russet and two on Remington, like most corner lots in Calgary

Just a few blocks away, another odd intersection, 3.5 vehicles parked →



Community Letter



The original LOC (LOC 2018 – 0201) passed in large part due to support from the community and the removal of basement suites.

The Renfrew Community Association (RCA) Planning Committee originally supported the LOC as it provided missing-middle, home-ownership options, increasing density in the Inner City

The RCA Planning Committee met virtually on Jun 3, '20 and Marcel and I had the opportunity to attend – unanimously the Planning Committee supported LOC 2018 – 0201 (no basement suites) and again unanimously the planning Committee opposed LOC 2020 – 0063 (basement suites proposed)

CPC 2020 – 1117 on
LOC 2020 - 0063,
Attachment 2

Jamie Dugdale, Director, Planning, Renfrew Community Association

'The committee is not in favour of the proposed change from R-CGex to R-CG. ... we do not feel that this is an appropriate location for this magnitude of density increase. While the site is in proximity to transit lines and a commercial site, these elements are not provided to the extent needed to warrant the increased number of units and the associated parking deficiencies.'



Commercial Node

Some attention has been made to the Commercial Node which is in close proximity to the site (directly across Remington)

Literature I have read about Rowhouses is that they help transition from Main Streets and Commercial Centers into Communities. From multi-storey apartments down to single-family dwellings. They are not in the heart of communities, after those transitions have occurred

There is a Commercial Node in very close proximity to this site; however, it is predominantly a Specialty, By-Appointment-Only, Doctors Office and a Take-out-only, No-on-site-seating pizzeria

- 80% Gastroenterology, Colon & Rectal Surgery, Neurology Offices
- 20% POW Pizza



This is not a strip mall, with a convenience store, pizzeria, barbershop and liquor store – it is highly specialized doctors offices in the middle of the community with a small take-out-only pizzeria

When Cllr Carra asked the owner of POW Pizza what he thought of proposed development: ‘that’s just too many people packed on top of each other’



Transit

The site does not meet Transit requirements for R-CG or R-CGex

‘The existing transit service in the area has been reduced due to the COVID-19 pandemic, however, even considering regular transit schedules, the site does not meet the technical requirement for frequent transit service in the Land Use Bylaw and therefore the parking would need to be relaxed at the development permit stage.’

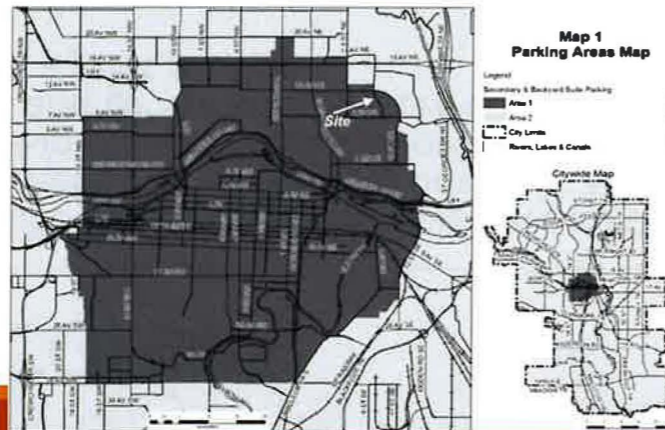
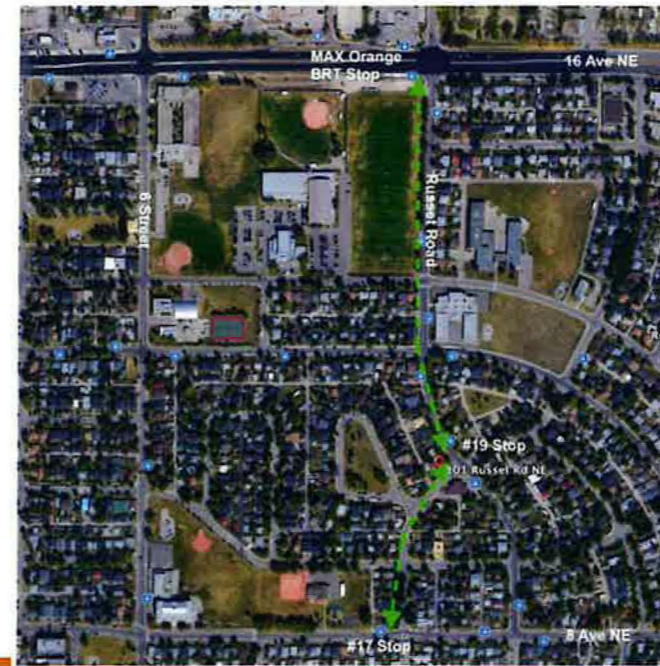
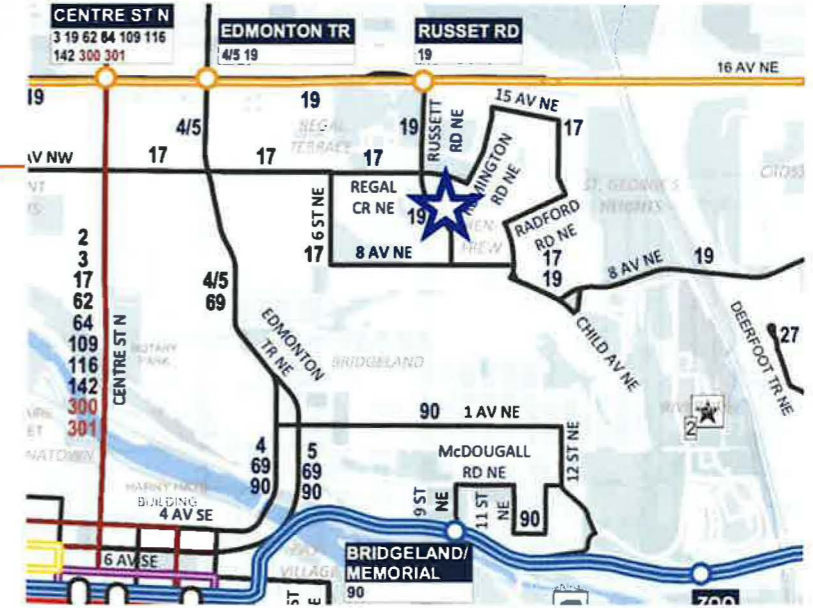
Angelique Dean

Calgary Planning Commission

CPC 2020 – 1117, Item # 5.7

Pages 4-5 of 8

Total report: Pages 88-89 of 334



Balconies

I would like to discuss areas which are a little more Development Permit related; however, LOCs and DPs are *hand-in-glove*, this LOC allows for the DP proposal. The LOC and DP were submitted concurrently and this has been a joint process

It has been implied that very little has changed from the original LOC/DP (LOC 2018 – 0201 / DP 2018 – 4442) and the current LOC/DP (LOC 2020 – 0063 / DP 2020 – 3946)

This is not the case

In order to provide the minimum amount of *amenity space* for all of the nine rental units, three, third-storey balconies have been added to units 2, 3 and 4, on the side of the joint-property line

These third-storey balconies are against bylaw (they are greater than 6m above grade) they also remove *Scale Transition* from the second and third floor – filling the third floor

This creates an even more monolithic built form



Privacy

In the previous LOC/DP this was discussed at length, we will only add that this is further exacerbated

Previously, I had one neighbour

If a Duplex went in, at most I could have two neighbours

With the approved five-unit Rowhouse I will have five neighbours

Adding in four basement suites to this purpose-built, rental complex – I will now have nine neighbours on one property line

The previous approval only had one 'backyard balcony' this will now have four backyard balconies



Previous rendering, which does not show the new balconies, they will be the orange squares

Previous rendering only shows the one backyard balcony, number '9' above

Cart Collection

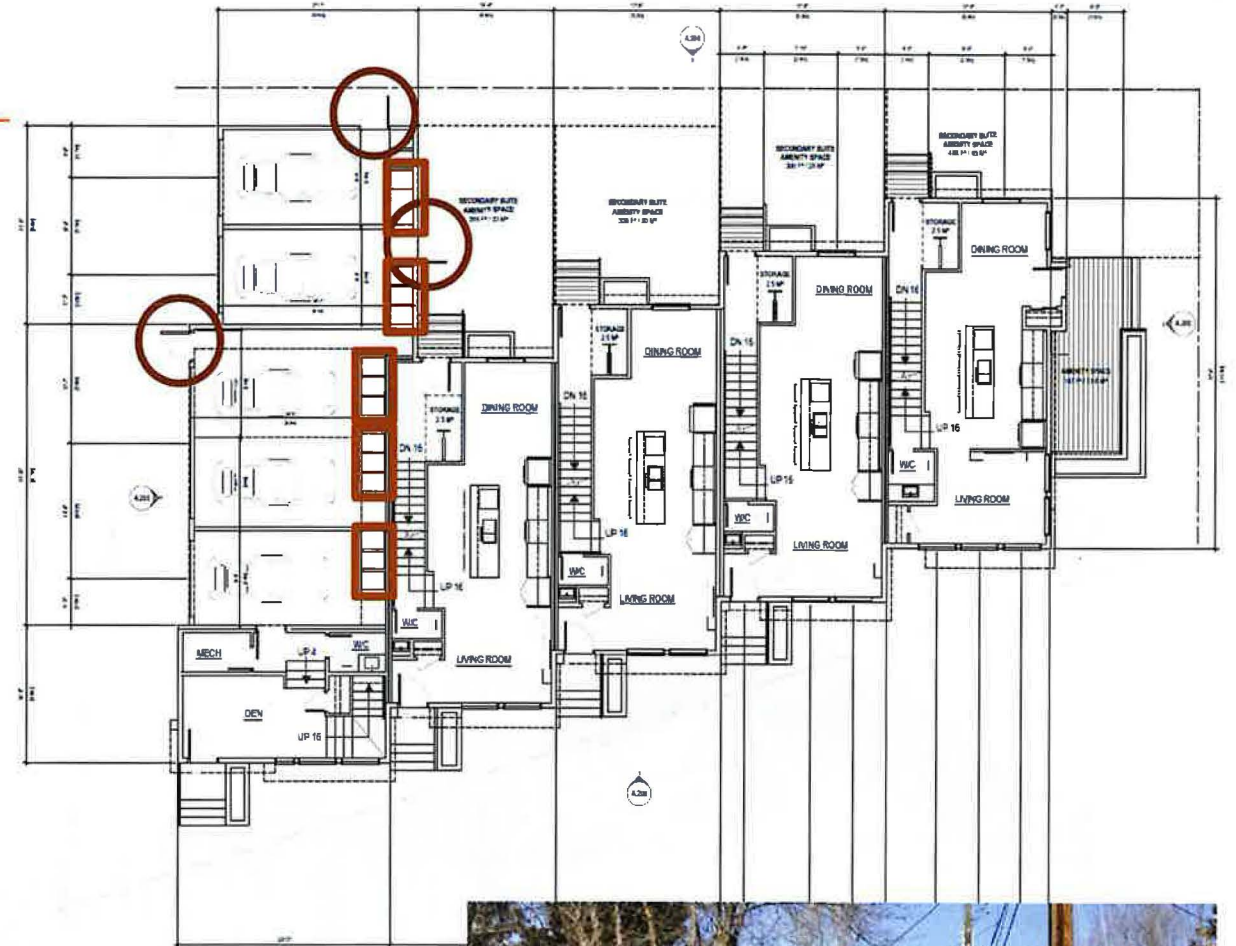
It has already been established that joint collection is not an option (Molok or similar)

The stated purpose of this development is a nine-unit, rental complex

With basement suite renters proposed to utilize the Blue, Black, Green Carts of the above-grade renters

Supposedly providing renters access to private garages?

Fifteen carts (27 if during DP it is deemed they need to be separate) will be in the laneway



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

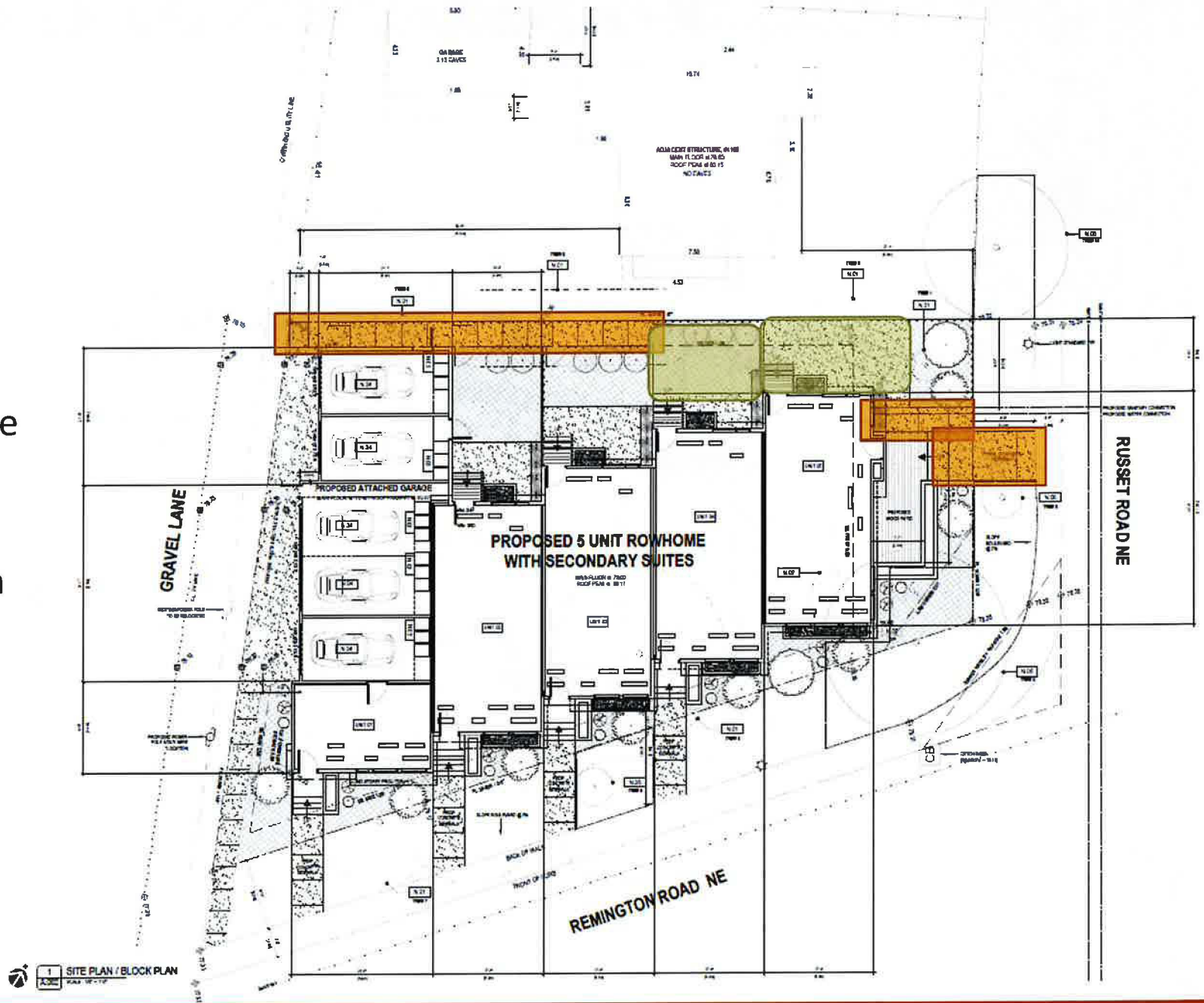


Side Walk

The LOC/DP creates a *public walkway* between my property and the development

Likely they wanted to extend it fully, cutting the two properties apart, but without the break, the minimum *amenity space* requirements are not met

The majority of Rowhouses with basement suites have suite entrances on major roads (not alleys / blind corners)



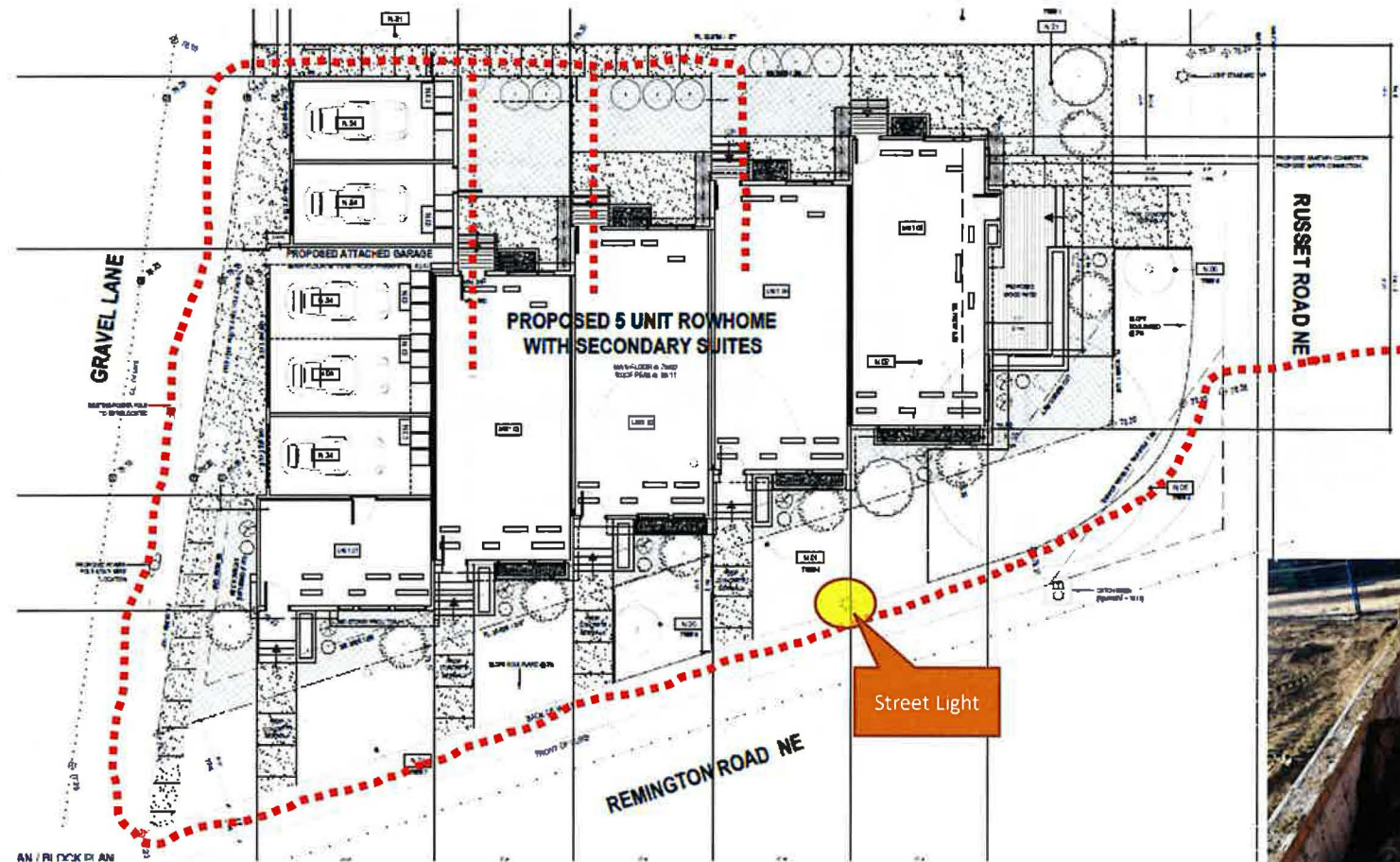
Safety

The design of this Rowhouse, with the only entrances for three units in the rear, is unsafe for renters

A basement-suite renter, hypothetically would get off the bus, cross the street, walk down Remington, turn into a laneway (alley), walk 100' down the alley, turn into a blind corner and down a dark narrow path

This strikes me as dangerous, alleys are not lit and people don't shovel alleys. They are dark and icy half the year. I also believe that this design creates the opportunity for a potential assault

Frequently there are transient people in the alley



Route
19 Bus
Stop



Safety

The majority of purpose built Rowhouses with Basement Suites have basement-suite entrances from the main roads (not alleys) where the lighting is good (street lights) and the sidewalks are shoveled and maintained

Just three blocks away →



Please Vote against LOC 2020 - 0063

When the original LOC went before council on March 18th, 2019, R-C2 to R-CGex was approved 10 to 5 with Councilors [Chu](#), [Demong](#), [Farkas](#), [Jones](#) and [Magliocca](#) voting against the land use change

That land use passed with the support of the community association and with basement suites removed

We ask that you vote against LOC 2020 – 0063 – it does not meet parking and transit requirements. The Renfrew Community Association is against it. The design creates an even larger monolithic building with several unsafe issues for the renters and community

[City of Calgary – Combined Meeting of Council](#)

March 18th, 2019

7:08:10 to 8:12:00

