

LAND USE AMENDMENT
MISSION (WARD 8)
17 AVENUE SW AND 1 STREET SW
BYLAW 26D2017

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EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a commercial parcel from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District to Multi-Residential – High Density High Rise (M-H3f5.5h38) District in order to facilitate the development of an Assisted Living facility.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 November 17

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 26D2017; and

1. **ADOPT** the proposed redesignation of 0.18 hectares ± (0.45 acres ±) located at 139 - 17 Avenue SW (Plan 9511724, Block 3, Lot 1) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District **to** Multi-Residential – High Density High Rise (M-H3f5.5h38) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 26D2017.

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan and Mission Area Redevelopment Plan by improving housing diversity and choice, enhancing community character and contributing to a high-quality living environment.

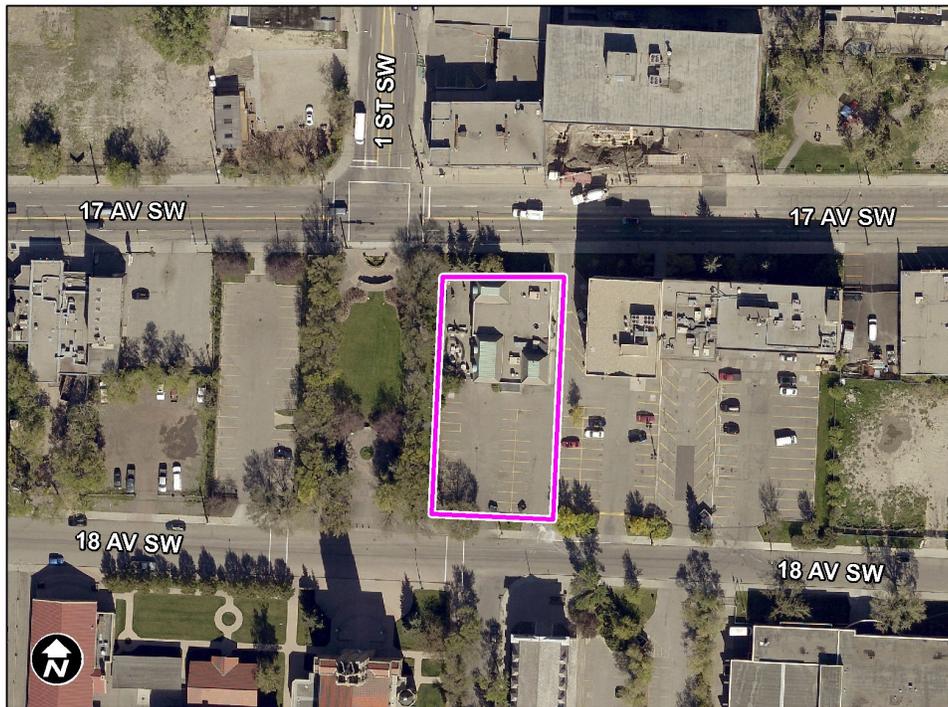
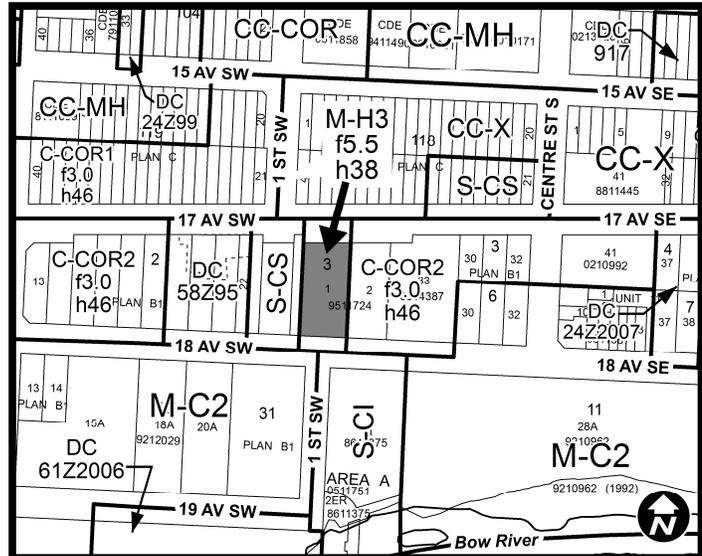
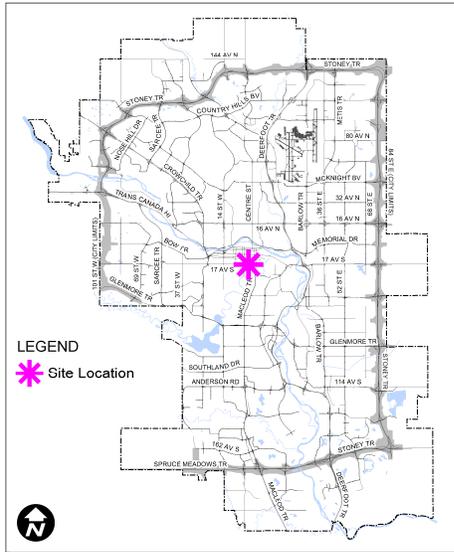
ATTACHMENT

1. Proposed Bylaw 26D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.18 hectares ± (0.45 acres ±) located at 139 - 17 Avenue SW (Plan 9511724, Block 3, Lot 1) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District to Multi-Residential – High Density High Rise (M-H3f5.5h38) District.

Moved by: S. Keating
Absent: R. Wright

Carried: 6 – 0

2016 November 17

MOTION: The Calgary Planning Commission accepted correspondence from:

- Katri Bruen dated 2016 November 17; and
- Catherine Erlyn dated 2016 November 17;

as distributed, and directs it to be included in the report in APPENDIX III.

Moved by: J. Gondek
Absent: R. Wright

Carried: 6 – 0

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Applicant:

OPUS Corporation

Landowner:

La Chaumiere Restaurant Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located on 17 Avenue SW, east of 1 Street SW in the community of Mission. The site is currently designated as Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District, which allows for opportunities for residential and office in the same building. The subject site is adjacent to a public park (Rouleauville Square) designated as Special Purpose – Community Institution (S-CI) District to the west, and commercial development to the east which are also designated as C-COR2 f3.0h46 District. To the north of the site is the Immanuel Church and Catholic Pastoral Centre, which are within the Centre City Mixed Use (CC-X) District. To the south, is St. Mary’s Cathedral which is zoned Multi-Residential – Contextual Medium Profile (M-C2) District, and the Alberta Ballet which designated as a Special Purpose – Community Institution (S-CI) District.

Mission	
Peak Population Year	2015
Peak Population	4,494
2016 Current Population	4,430
Difference in Population (Number)	-64
Difference in Population (Percent)	-1%

The table above shows that the population within Mission has slightly decreased since its peak in 2015.

LAND USE DISTRICTS

As mentioned, the applicant is proposing the land use redesignation in order to facilitate the development of a future Assisted Living facility for seniors.

Current Land Use District – Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District

The subject is currently designated as C-COR2 f3.0h46 District is intended to provide for:

- commercial development on both sides of streets;
- parking located on any front, side or rear of buildings;
- opportunities for residential and office uses to be in the same building;

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- a minimum 20.0 percent of the gross floor area for commercial uses; and
- a maximum floor area ratio of 3.0 and height of 46.0 metres.

Proposed Land Use District – Multi-Residential – High Density High Rise (M-H3f5.5h38) District

The proposed M-H3f5.5h38 District is intended to provide for:

- multi-residential development on selected strategic parcels in the Developed Area and the Developing Area;
- multi-residential development in a variety of forms;
- a range of support commercial multi-residential uses, restricted in size with few restrictions on location within the building;
- outdoor space for social interaction;
- landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels; and
- a maximum floor area ratio of 5.5 and a maximum height of 38.0 metres.

Upon reviewing the applicant's proposal to develop the site for a seniors' residence, Planning concluded that the current land use district, which is focused primarily on commercial development, could not be deemed as appropriate as there is a requirement that 20.0 percent of the gross floor area be dedicated to commercial uses, which would not be aligned with the typical ground floor uses and layout of a senior's facility. As such, Administration is recommending the M-H3 District, which has Assisted Living as a discretionary use and a purpose statement which aligns with the developer's proposed seniors' facility.

The District is also proposing to increase the maximum floor area ratio from 3.0 to 5.5 and decrease the maximum building height from 46.0 metres to 38.0 metres. This proposal is considered to be consistent with the surrounding land uses given the Direct Control District to the west of the property (Bylaw 58Z95) has a maximum building height of 38.5 metres and a maximum floor area ratio of 4.19, and across 17 Avenue SW to the north within the CC-X District there is no maximum building height and a maximum floor area ratio of 5.0.

LEGISLATION & POLICY

The following sections review the planning policies that support the proposed M-H3 District:

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP)

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness.”

Key Direction #2: Provide more choice within complete communities.

Key Direction #4: Link land use decision to transit.

Key Direction #8: Optimize infrastructure.

Mission Area Redevelopment Plan (ARP)

The subject site falls within the ‘17 Avenue Commercial Area’ which:

- encourages a variety uses including residential, office, retail, restaurants that do not negatively impact adjacent residential development; and
- states that development within 100 metres (328 feet) of St. Mary’s Cathedral should not exceed six storeys in height, to maintain the prominence of the Cathedral.

The site is also adjacent to a designated ‘open space’ (Rouleauville Square). The ARP states that open spaces should be preserved, enhanced and accessible.

It should be noted, that while the subject property does fall within 100 metres of St. Mary’s Cathedral, the current C-COR2 District has a maximum height modifier of 46.0 metres (approximately 14 storeys). As noted previously, the properties to the north of the Cathedral generally have maximum building heights above 38.0 metres and maximum floor are ratios of up to 5.0. Also, to the west of the subject site and Rouleauville Square, Administration is in the process of reviewing a proposal for a 14 storey mixed-use development with 157 residential units (DP2016-0266).



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The image above is a massing model created by Administration in order to illustrate the view corridor looking south along 1 Street SW with built form under the current land use bylaw regulations. The image illustrates that with buildings at approximately 14 storeys high, the view of the Cathedral along 1 Street SW is not impacted in any way or can be deemed to lose its prominence.

Administration has communicated to the applicant that at the development permit stage, the proposed building will be reviewed to ensure that its massing on all frontages are of appropriate scale and that any design issues will be mitigated with an eye to minimizing the impact on Rouleauville Square and maintaining the prominence of the Cathedral.

TRANSPORTATION NETWORKS

The site is located within a TOD area and is approximately 65.0 metres from the transit stop, servicing Routes 6 and 7, which offer service to the downtown core. It is approximately 580.0 metres from the Victoria Park LRT station. There are parking restrictions on 17 Avenue SW and 18 Avenue SW.

A trip generation analysis for the proposed land use will be required at the Development Permit stage. A Transportation Impact Assessment will be required at the Development permit stage, if the proposed use is changed from Seniors Housing to another use.

UTILITIES & SERVICING

Public utilities (water, sanitary and storm) exist within the adjacent right-of-way. Sanitary sewers are available to service the site at 18 Avenue SE (750 millimetres). Sanitary sewer is available along 17 Avenue SW, however there are capacity issues therefore connection to 18 Avenue SW is recommended.

City records indicate that public storm utilities and private shallow utilities exist within the subject lands. Future redevelopment / use of said lands shall be to the satisfaction of the affected utility owner. Coordinate with all of the utility owner(s) for either the removal and/or relocation of existing utilities located within the subject parcel OR the registration of an easement, or utility right of way for the protection of the existing utilities that are located within the proposed closure lands.

Development servicing will be determined at the future Development Permit and Development Permit Site Servicing Plan circulation stages.

ENVIRONMENTAL ISSUES

There are no environmental concerns associated with the proposed development.

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ENVIRONMENTAL SUSTAINABILITY

To be reviewed at the Development Permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Mission Community Association had the following comments:

- they support the densification of the community and that the subject site is well suited to contribute to greater density and create greater vibrancy on the east side of 17 Avenue SW;
- they support a mixed-use development, with prominent residential/senior component; and
- they acknowledge that applicant has met with them on two separate occasions and hope their concerns regarding the future design of the building will be incorporated at the development permit stage.

A meeting was organized by Administration with the applicant and the community association on 2016 November 09 to discuss the proposal. The Development Authority summarizes the development details of the engagement discussion as follows, and will be actively pursuing these development design principles at the Pre-Application and/or Development Permit stages of any future application submission.

- terracing the building on the north and south elevations; due the parcel configuration (narrow/deep) it is feasible to provide terracing on the north and south facades, as opposed to the west and east facades.
- articulation of the east elevation adjacent to the Rouleauville Square (park); this will be implemented through building components, including windows, wall areas, building elevations at grade and upper levels, and exterior finish materials.
- activation of the podium on all frontages; this will be implemented through a combination of design details, and programming by the owner/operator.
- materials being used for the building are a reflection of the 'cathedral district'; this will be implemented by consideration of the reference materials in the historic district.

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Citizen Comments

No comments were received by CPC Report submission date.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The proposed land use application is to change the current land use district to M-H3f5.5h38 to accommodate a future senior's facility while still allowing for some commercial development - this is in keeping with the goals of the Mission Area Redevelopment Plan (ARP). The existing land use allows for a building up to 46m in height with a floor area ratio (F.A.R) of 3. After our meetings with both community representatives, and City administration it is clear that with respect to the Mission Area Redevelopment Plan, the intent is to respect and enhance the prominent view of St. Mary's Cathedral as it is viewed from 1 Street SW looking south across Rouleauville Square to the Cathedral. With this in mind, we agreed with City Administration to reduce the current height modifier from 46m down to 38m while changing the F.A.R to 5.5.

This change to the height modifier accomplishes two things: First, the new allowable height of 38m is in keeping with the existing allowable height on the parcel immediately to the west of Rouleauville Square setting the stage for the ability to 'frame' the St. Mary's Cathedral vista from 1st Street SW. Second, reducing the existing 46m modifier by 8m down to 38m provides more certainty to the community of an appropriately scaled development that meets the intent of the Mission ARP. With regard to the Cliff Bungalow-Mission Community Association's letter dated July 21, 2016 addressed to the City of Calgary, we want to address several points that were raised specifically with our land use application. We are pleased that the community association in their section 3.1" supports densification and are in general support of our proposed senior facility use. However, we need to address the other sections as well. Section 3.2 raises several points with regard to equating changing the FAR from f3.0 to f5.5: Concerns regarding building height - the community equates the increase in density will increase the height. As noted above, to address this, the current height modifier of 46m is being reduced to 38m to be in keeping with the parcel immediately to the west across Rouleauville Square.

This area is in transition with other mixed use buildings and condo developments either recently completed, in the permitting process or in early stages of concept development. The site is uniquely situated in close proximity to many amenities with St. Mary's Cathedral immediately south across 18th Avenue, Talisman Centre (complete with LifeMark Health and Centric Health) and all the public amenities of this world class facility as well as within short walking distance to the shops and restaurants located along 17th Avenue SW and 4th Street SW.

The proposed change to the modifier will allow for a comprehensively designed facility that needs to get three interfaces correct: 17th Avenue, 18th Avenue and Rouleauville Square. By placing the emphasis on these three facades/interfaces during the design development phase, this land use change will allow for a development that meets not only the MDP but also the intent of the Mission Cliff Bungalow ARP. With the proposed development of the condo project on the west side of Rouleauville Square and our proposed senior's facility on the east side, these two developments will serve to frame the vista of St. Mary's Cathedral as the public make their way south along 1st Street SW and enhance the prominence of the Cathedral.

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With City Administration, we again met with the community association on November 9, 2016 to discuss this land use amendment. There was good discussion around the MH3 f5.5h38 land use with everyone understanding that the primary purpose is for the development of a senior's focused building. We believe it was apparent that the application while seeking more density in FAR also entails lowering the overall allowed height from 46m to 38m. We clearly heard that the community, while still sensitive to height, is more concerned with the three interfaces of 17th Avenue, 18th Avenue and Rouleauville Square and getting those right. We heard that they are concerned that at this stage their design concerns regarding these interfaces aren't taken into consideration and they questioned how this gets addressed. We recognize these concerns and agree that the interface issue is key to this development but note that this concern is governed through the development permit process when these details are developed for the application. To take this next design step, we require the land use change that adjusts the existing modifiers to give us some certainty over the density we require to redevelop this site. We understand and recognize the importance of the three unique interfaces and we will ensure continued discussion with the community through the development permit process.

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APPENDIX II

LETTERS SUBMITTED

Cliff Bungalow-Mission Community
Association
462, 1811 4th Street SW
Calgary Alberta, T2S 1W2
Community Hall & Office Located at 2201 Cliff Street SW
www.cliffbungalowmission.com | cbmca.development@gmail.com



November 11, 2016

The City of Calgary

RE: LOC2016-0169, Land Use Amendment

Parcel Address: 139 17 AV SW

Decision: Concern¹

1. Introduction

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed DP2016-0169 (the Application) provided to us by The City of Calgary (The City). Thank you for allowing time for our consultation and review process. Based on our review, the CBMCA expresses its concern in relation to the Application. Our specific comments about the Application are provided in Section 3 below using The City's questionnaire format.

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that that the Application has some discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

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2. Preamble

The neighbourhoods of Cliff-Bungalow and Mission (the Community) are twin turn of the century communities whose unique character has been informed by our unique biophysiography and the quality of our built environment, which maintains a legible and coherent arrangement of residential and commercial buildings, grounded by historical context.

These qualities in addition to creating a strong sense of place and community also provide the City of Calgary (The City) with its best example of a neighbourhood, which embodies the principles of Smart Growth (a central tenant in the City's Municipal Development Plan).

Yet despite its exemplary nature as a model neighbourhood, the Community faces a number of pressures, which threaten to irreparably harm its unique character. A review of the Community's alignment with the City's principles of Smart Growth and the threats to those principles are summarized below to provide context for our specific comments to the Application (Section 3).

Our Community & Smart Growth

The dominant elements of Smart Growth embodied by our Community are presented below.

Compact Communities with a Range of Housing Opportunities

Our Community is one of Calgary's most dense neighbourhoods (Calgary Herald, 2013). At an average density of 8,945 people/km², the Community is Calgary's fourth most dense, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example China Town at 8,274 people/km² and Beltline at 8,999 people/km²).

While our Community is compact it also manages to provide a range of housing opportunities including: single detached, semi-detached, row house, suited character homes, apartments and condominiums. This stands in sharp contrast to The City average, where nearly 60% of the housing stock is comprised of single detached homes (City of Calgary, 2014).

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Walkable Mixed-Use Neighbourhoods

Cliff Bungalow has Calgary's highest walk score and the combined neighbourhoods of Cliff Bungalow and Mission rank 7th overall in terms of walkability (Walk Score of Calgary Alberta, 2014). This is readily apparent to anybody walking down 4th Street. Our selection of services includes health and dental care, banks, pharmacies, grocery stores and a variety of shops, restaurants and boutiques making our Community one of Calgary's few truly complete communities. It is perhaps unsurprising to note that our walkability has translated into our Community being Calgary's only neighbourhood where vehicle ownership is less than 1 per capita (NRC, 2009).

Distinctive, Attractive Communities with a Strong Sense of Place

Nestled between the "cliff" and the Elbow River, our Community's unique and attractive character is further informed by its remaining stock of heritage buildings and tree-lined streets. Along 4th Street, buildings like Bannerman and Wright Blocks provide a glimpse to an earlier time. In the spring, the early morning air is filled with songs of robins and in the evening with the scent of lilacs and fruit blossoms. In the fall you see that the fruit trees here are surprisingly productive. Throughout the year, 4th street is a bustle of activity from first light to late evening. Neighbours often recognize each other to say hello and it is not uncommon to see people stopping to chat, pet a dog and engage in some idle gossip. These qualities give our neighbourhood a strong sense of community, shared by those who relate and identify with its strong sense of heritage, liveability and place.

Threats to Our Community

Some of the threats faced by our Community are summarized below.

Un-Collaborative Development Process

One of the key tenants of Smart Growth is to encourage community and stakeholder engagement in the development process. As a key stakeholder in redevelopment and planning, we believe that we should have a seat at the table early in the design process. Too often however, we are invited

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to comment on a proposed development only after it has been submitted to The City. At this stage, time and resources have already been allocated to produce a single design solution. Additionally, the proposed design often presents architectural forms that are devoid of care for the public realm or reference to the unique nature of the Community. At this stage we find our options for promoting the interests of the Community greatly limited. This sets the stage for a process to evolve where The City, the Community and the applicant are less likely to collaborate but instead engage each other in an adversarial manner. Good outcomes are rarely achieved under such circumstances.

Insensitive Redevelopment

Infill and redevelopment that ignores place, scale, massing, materiality, heritage and community values (all of which are discussed within our ARP's) diminishes the Community's sense of place. Perhaps more insidiously, this often creates the reference standard by which the next development is judged. It is disheartening to see projects, which reference other recently completed (and often-insensitive developments) as the justification for their own inappropriate design solutions. This cycle of development if left unabated threatens to irreparably harm the Community. Not because any one development causes irreparable harm but because overtime the cumulative impact of these developments erode and degrade the character of our Community which has come to inform our citizens sense of place.

3. Comments on the Application

3.1. From a Community perspective what are the merits of the proposed development?

- We support densification of our community. We acknowledge that our community faces greater pressure to accommodate more people (of all demographics – including the aging population), and the selected site is well suited to contribute to greater density and create greater vibrancy on the east side of 17th Ave. We therefore are in support of developments that bring more people to this part of our community.

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3.2. From a Community perspective, could the proposed development be improved to make it more compatible or beneficial to meet your community's need(s)?

Height and terracing

From the onset we have raised our concerns in relation to the building height. The site is on a unique location, as it is located right across from St Mary Cathedral. To respect the significance of the Cathedral the ARP therefore calls for a maximum height (6 stories) for developments within 100 meters from the Cathedral. With a proposed height of 38 meters, the land use will be well beyond the recommended limit.

We tested the relevance of the ARP by going back to our community and asking them the question how they perceive "excessive" height on the proposed site. The vast majority (88%) of the 64 respondents agreed that any development in the immediate proximity must respect the Cathedral in terms of building height, building design and sight lines (we have attached the results of the community check-in for your reference).

To pay continued respect to the ARP, the significance of St Mary Cathedral, the character of the broader Cathedral District, and the community feedback, we reiterate that the community strongly supports developments that do not exceed 6 stories on this site, and in principle opposes developments that have the potential to diminish the prominence of the Cathedral. Our view on the importance of height has not changed (refer to our letter of comment dated July 21, 2016 for a full explanation of our concerns in relation to height).

However, we also acknowledge that the current zoning (C-COR2 f3.0h46) allows for a development 46 meters high – and under the proposed land use, a modifier will be added reducing the maximum height to 38 meters. We appreciate the applicant's wishes to build out to 38 meters, for a variety of reasons. Recognizing our concerns in relation to height on the one hand, and the Applicant's desire to build out to 38 meters on the other hand, we therefore would like to stress the concept of "terracing" as a compromise to both parties. Terracing is an alternative method to acknowledge the significance of the Cathedral by stepping away from the Cathedral as you go up in height. Terracing is not the equivalent of a podium, with the tower slightly stepping back. Terracing includes a series of steps, particularly on the south west corner of the site. We also appreciate the narrow features of the site, so would expect the stepping back to occur on the south (and north) site of the development.

Materiality and building design

As mentioned, the Cliff Bungalow Mission Community Association (CBMCA) consulted the community about future developments in the immediate proximity of St Mary Cathedral, through which we learned that 88% of residents agree that developments on the proposed site require special planning consideration in terms of building height, building design and sight lines.

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We appreciate that the current phase (land use) does not include details on the proposed building design and materiality. But if the City were to approve the land use, we would strongly encourage to take the following aspects into consideration:

- **Materiality:** The development is uniquely located, as a gateway to the Cathedral District from 1st Street and into Rouleauville Square. To leverage its unique location, we encourage the Applicant to use materials that fit the heritage context. This does not imply mimicking the Cathedral, but suggests incorporating references to the heritage character (e.g. use of brick / stone, use of colours that are associated with the Cathedral District, window detailing, use of sidings).
- **Articulation:** the site is uniquely located next to Rouleauville Square. For people to appreciate the park, the way the proposed building interacts with the park is key. Here, we believe that sensible use of articulation on the park site is important. A 10 stories “wall” may be perceived as invasive and takes away from the park experience, while articulation on the park site may soften the building’s appearance. Articulation may occur in different ways, for example through the use of different materials, a series of subtle step backs (horizontal or vertical), balconies, transparency and landscaping.

Activation

The Applicant is seeking to move away from the C-COR2 zoning, as an opportunity to not be tied to the 20 percent commercial space requirement. In this context, the ARP states:

- 5.2.2 (Objectives): “Encourage mixed-use developments with ground floor commercial uses and residential uses above, particularly near the Stampede LRT station.”
- 5.2.4 (Implementation): “Reinforce the pedestrian shopping street character of 17 Avenue SW, new development should incorporate continuous retail frontage with pedestrian-oriented commercial uses at-grade, such as retail shops, restaurants, and personal service businesses. Design features should be included that enhance the pedestrian atmosphere by adding spatial complexity and interest (e.g.: forecourts and second floor retail).”

Consistent with the ARP the CBMCA encourages mixed-use developments on the proposed site, as an opportunity to extend vibrancy and gear pedestrian traffic to the east site of 17 AVE. However, the primary goal would be “activation”. Activation seeks to achieve a level of interaction between the building, the pedestrian traffic and users of Rouleauville Square. We believe that activation can be achieved in different ways, for example through commercial uses (consistent with the ARP), active uses on the main floor with substantial transparency towards the street / park, or public amenities on the main floor. We appreciate that the current phase (land use) does not include details in relation to activation, but we would encourage the City to take such aspects into consideration particularly in relation to the interchange between the building and 17 AVE and Rouleauville Square.

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3.3. How will the proposed development impact the neighbours and the community?

- Refer to 3.1 / 3.2

3.4. Were adjacent neighbours or owners of the subject site present and/or involved in the Community review of this application?

- We acknowledge that the Applicant met with the Cliff Bungalow – Mission Community Association on two separate occasions. We appreciate the Applicant's attempt to engage with the community and the level of dialogue. We hope our concerns are being heard and incorporated in the next stages of the application.

4. Closure

Thank you for your consideration in this matter,

Sander Jansen MSc
Planning & Development Director
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

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**CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 JANUARY 16**

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CPC2017-022
LOC2016-0169
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**LAND USE AMENDMENT
MISSION (WARD 8)
17 AVENUE SW AND 1 STREET SW
BYLAW 26D2017**

MAP 10C

LAND USE AMENDMENT
MISSION (WARD 8)
17 AVENUE SW AND 1 STREET SW
BYLAW 26D2017

MAP 10C

APPENDIX III

From: [Friedman, Jarred B.](#)
To: [Holberton, Kimberly](#)
Subject: FW: land use bylaw amendment
Date: November 17, 2016 12:19:27 PM

From: katri bruen [REDACTED]
Sent: Thursday, November 17, 2016 10:44 AM
To: Friedman, Jarred B.
Subject: land use bylaw amendment

Dear Mr. Friedman,

I object to redesignation of the site known as 139 17 Ave. SW from C-C2f3.Oh46 to M-H3f5.5h38.

18th Avenue still retains some structures from Calgary's historic past. Unfortunately one of the earliest extant houses in Calgary was uprooted from the street and moved into a nearby cul-de-sac and a small towered house has been moved to stand next to busy 17th Avenue. But there is still the beautiful synagogue now converted to townhouses, the old railway station serving as a ballet school, and towering over all the old and new buildings St. Mary's cathedral--the focal point knitting together the mishmash of old and new buildings.

If however, a building as tall or even taller than the church steeple is erected almost directly across from the cathedral the present harmonious appearance of the street will be gone.

Tourists who visit Calgary for the Stampede also visit the nearby neighbourhoods. If Calgary does not care that its citizens are often stuck with unattractive fill-in-the-blank buildings at least think of how the outside world sees our neighbourhoods.

Any property near St. Mary's Cathedral that is taller than the present height of the 4 or so stories on the street will totally ruin what is left of the historic 18th Avenue streetscape.

I have forgotten to mention that First street SW, (right next to the Chaumiere restaurant) ends on 17th Ave. with a little park behind which one can see, perfectly centered the Cathedral. Again if a tall structure replaced the Chaumiere restaurant this would belittle the Cathedral totally destroying the beautiful visual effect.

Yours Sincerely,

Katri Bruen

J. Friedman

LAND USE AMENDMENT
MISSION (WARD 8)
17 AVENUE SW AND 1 STREET SW
BYLAW 26D2017

MAP 10C

From: [Friedman, Jarred B.](#)
To: [Holberton, Kimberly](#)
Subject: FW: Proposed redesignation of 139 - 17th Ave SW
Date: November 17, 2016 1:29:21 PM

From: Catherine Erlyn [REDACTED]
Sent: Thursday, November 17, 2016 12:25 PM
To: Friedman, Jarred B.
Subject: Fwd: Proposed redesignation of 139 - 17th Ave SW

Typo in Issue #2 - Discussion: I am concerned that further shading in the area will result in fewer families/pedestrians walking through the area and more "unsavory" characters remaining in the area for hours at a time..

----- Forwarded message -----

From: Catherine Erlyn <[REDACTED]>
Date: Thu, Nov 17, 2016 at 12:18 PM
Subject: Proposed redesignation of 139 - 17th Ave SW
To: jarred.friedman@calgary.ca

Hello -

I recently saw a sandwich board on the subject parcel asking for comments no later than November 17, 2016.

I wish to make the following comments for your consideration:

Overall, I am opposed to the application. While I understand that there is a desire to increase the density of the Mission Area; I do not support the applicant's submission to build a senior's facility on the following grounds:

Issue #1: The Mission Area Redevelopment Plan states that development within 100 metres of St. Mary's Cathedral should not exceed six storeys in height, to maintain the prominence of the St. Mary's Cathedral. The same ARP also states that open spaces should be preserved, enhanced and accessible

Issue #1 Discussion: Based on the Administration Report to the Calgary Planning Commission for November 17, the mass model shows a tunnel effect of the proposed developments on either side of Rouleauville Square. As a resident of the community with family ties to the early Francophone community, it is essential to me that the prominence of the Cathedral and Rouleauville Square be maintained. For the very reason that administration is contemplating a 14 storey mixed-use development on the West side of Rouleauville Square is the very reason why another 14 storey development should not be approved on the East side. The Cathedral is supposed to be prominent not framed by development. As 1st Street reaches 17th Avenue, the Cathedral should dominate the skyline for a 100 metre radius, not be framed by development. Furthermore, the development will not

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MAP 10C

enhance Rouleauville Square - it will dwarf it. I note the applicant is suggesting that the development will be sited on the east side of the parcel. The parcel is narrow in the east/west direction and long in the north/south direction. I do not see how siting will improve the mass that will impinge on the Cathedral prominence. The proposed development should not be higher than 6 storeys. I do not agree with the applicant's submission that the reduction of the height modifier from 46 m to 38 m is sufficient.

Issue #2 - Shading of proposed development.

Issue #2 Discussion - As noted by the Mission Community Association, I agree that the proposed development will negatively impact the shading of Rouleauville Square. Rouleauville Square is frequented by some unsavoury characters at all hours of the day. It is disheartening given the history of the area. I am concerned that further shading in the area will result in families/pedestrians from walking through the area.

Issue #3 - Floor area ratio. The proposed development is seeing an increase in floor area to 5.5 and the nature of the facility.

Issue #3 Discussion - The applicants proposal is for a seniors residence with significant density. Looking at the seniors residences around the city, most of the seniors' family/friends do not live in the proximity of the residence. Typically, family/friends drive to visit the senior (often on weekends). From my own personal experience, I never took transit to visit a relative in a seniors residence as I usually was carrying supplies/gifts for the senior and wanted close/ready access to the facility (I wouldn't trudge the items on/off transit). As a resident of the area, I am very concerned about the influx of parked cars fighting for the precious few parking stalls in the area. This will be exacerbated on Sundays when church worshippers are looking to park in the area and will compete for the same stalls as the people taking the time to visit the seniors facility. It's my observation that the church goers use the site now to park as the restaurant is rarely open on Sundays. What is going to happen when there's virtually no parking in the area? I believe the proposed development is too dense for the area and the surrounding area will not be able to support the increased traffic to the area without negative impacts to the historical sites of the area. Please be aware that I make this comment in light of the numerous other developments which are going in within a 2 block area of the subject site.

Thank you for your consideration of my comments.

Yours truly,

Catherine Erlyn