

**Note:** Letter 01 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831

**From:** [gffukushima@gmail.com](mailto:gffukushima@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 1835 28 AV SW - LOC2019-0073 - Comment from Development Map - Wed 7/8/2020 5:24:55 PM  
**Date:** Wednesday, July 08, 2020 5:24:56 PM

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Application: LOC2019-0073

Submitted by: George Fukushima

Contact Information

Address: 1839-29 Ave SW

Phone:

Email: [gffukushima@gmail.com](mailto:gffukushima@gmail.com)

Feedback:

I am writing to express my opposition to the proposed application by Round Square (LOC2019-0073) for a land use change (from M-C1-M-C2) for its project located at 1823-1835 28th Avenue SW. The application, if approved, would increase the maximum building height from 14m to 16m - enough to add an additional 5th story to the project. The project should be able to proceed without a fifth story with no issues.

It's time the City of Calgary stopped rubber stamping projects that result in massive over-all projects that have an adverse impact on the community. Here's why:

The City of Calgary already has a well-thought out Area Redevelopment Plan that contemplates increased residential density in South Calgary and Altadore. Without a thorough examination of the impact of projects of the scale proposed by Round Square - there will be adverse effects on the community from increased traffic, parking congestion, noise and reduced exposure to the sun - especially in winter.

The M-C2 land use designation sought by Round Square is intended for projects located on major roadways such as 26th Ave SW, 33rd Ave SW and 14th St SW. The 28th Ave SW is engineered as a low-traffic residential road. There is already limited on-street parking available for occupants of neighboring properties and visitors to Recovery Acres on 27th Ave SW. Without significant off-street parking in the form of underground parking, this project will exacerbate parking issues for area residents and guests within a 3 block radius. While the developers 3-car shared carpool is innovative, it is unlikely to offset demand for on-street parking created by this project. At the very minimum, there should be underground parking spot per rental unit.

Furthermore, this project will have detrimental effects on properties immediately East, West and North of the site in question. Privacy and sun exposure for these owners and occupants will be limited by the massive wall immediately adjacent to their property.

We ask the City to find ways to encourage developers like Round Square to incorporate energy-efficient design and features such as active/passive solar energy, grey-water recycling, electric vehicle charging stations and secure bicycle storage for occupants in their project. These measures will help offset some of the negative impact created by this project and foster the feeling that Round Square is listening to the community.

Finally, I urge you to reject this application and retain the existing M-C1 land use designation for this project..

Sincerely  
George Fukushima

**From:** [seclowes@gmail.com](mailto:seclowes@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 1835 28 AV SW - LOC2019-0073 - Comment from Development Map - Thu 7/9/2020 3:12:51 PM  
**Date:** Thursday, July 09, 2020 3:12:53 PM

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Application: LOC2019-0073

Submitted by: Sarah Clowes

Contact Information

Address: 1906 29 Ave S.W.

Phone: 4038287469

Email: [seclowes@gmail.com](mailto:seclowes@gmail.com)

Feedback:

The M-C2 land use designation sought for this project is intended for projects on major roadways such as 14th Street, 26th Avenue or 33rd Avenue. The current proposed location of this project is a low traffic, already congested, residential road. There is already limited parking in the area for residents of existing properties and visitors to Recovery Acres on 27th Avenue. Without significant off-street parking, this project will further congest parking issues for residents and guests of the area. The developer has stated they plan to use a 3-car shared carpool, this is unlikely adequate for the number of expected residents of the project when considering distances to services in the neighbourhood and downtown.

I urge you to reject this application for land use change and retain the existing M-C1 designation for this project.

**From:** [090wildrose@gmail.com](mailto:090wildrose@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 1835 28 AV SW - LOC2019-0073 - Comment from Development Map - Fri 7/10/2020 12:14:27 PM  
**Date:** Friday, July 10, 2020 12:14:30 PM

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Application: LOC2019-0073

Submitted by: Katharine Richmond

Contact Information

Address: 1827 29 Avenue SW

Phone: 4032290931

Email: [090wildrose@gmail.com](mailto:090wildrose@gmail.com)

Feedback:

RE: ROUND SQUARE 28TH AVE SW LAND USE CHANGE  
REF. NO. LOC2019-0073  
IT'S A MONSTER!

To the City Clerk and Members of City Council:

Although I estimate I would be minimally affected personally by the proposed development, as a resident of 29th Avenue in South Calgary, who walks the neighbourhood daily, I want to say I was shocked by the height and scale of such a proposed project in that particular location on 28th Avenue SW.

I didn't care for the tone of the letter that is being circulated by some opponents of the project, but I would hate to see their legitimate objections dismissed because they were so clumsily expressed.

My own objection is very simple: This project is both overheight and oversized for the proposed location in the surrounding neighbourhood. It will tower over adjacent properties for several blocks, not to mention the additional load on traffic and parking any such development will bring. And for what benefit to the community? Changing the zoning for this property will not benefit the community at all, but it will certainly give a green light to other investors to try to rezone the entire area. So much for the ARP!

I don't dislike the project, or even object to the density, per se, if it were located closer to a main street with public transportation. I consider it has many positive and innovative qualities. In fact, I think most people would be happy to see such a project located on or adjacent to 14th Street or 33rd Ave SW--or anywhere amongst buildings of similar height. The set-backs and massing would be very pleasant in a higher-density environment.

But the proposed location on 28th Avenue is currently surrounded by 2- and 3-storey buildings of mixed type--not even the 4-storeys allowed by the current zoning. The closest 4 storey building I found was 3 blocks away on 26th Avenue, also a bus route. The closest 5 storey building I saw was the King Edward School project, which is--and should be--in a class by itself, not the catalyst for the upzoning of the entire neighbourhood!

For the current neighbourhood, this project, as proposed, is a monster. Some people may not like the current neighbourhood, but we like it for its relatively low density, residential scale, its views and its walkability, all as reflected in the current zoning.. Fifty years from now, the entire neighbourhood may quite possibly be transformed with 5-10-storey apartments everywhere. But right now this project is way ahead of its time...and not in a good way!

It appears to me that the project would already be fairly massive and dense even if kept within the present land use



rules. I suppose in that case we would lose the nice massing and set-backs of the current proposal in favour of a plain block apartment. But at least it would be somewhat lower and more in keeping with the present neighbourhood and with previous large apartment complexes which have already been approved and constructed.

I would ask Council to reject the referenced application to change the land use designation, and require the development to stay within current guidelines.

Yours very truly,

Katharine Richmond  
1827 29th Ave SW  
Calgary T2T 1M9

**From:** [kristen.d.kolb@gmail.com](mailto:kristen.d.kolb@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 1835 28 AV SW - LOC2019-0073 - Comment from Development Map - Sat 7/11/2020 9:07:25 PM  
**Date:** Saturday, July 11, 2020 9:07:27 PM

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Application: LOC2019-0073

Submitted by: Kristen Kolb

Contact Information

Address: 1901 28 Ave SW

Phone: 4032001948

Email: [kristen.d.kolb@gmail.com](mailto:kristen.d.kolb@gmail.com)

Feedback:

Re: Bylaw 91D2020

Hello,

My husband and I live with our 2 year old daughter a few houses down from the proposed development on 18th Avenue SW. This email is regarding the proposed development permit and land use redesignation for 1823-1835 28 AV SW (DP2019-2702 and LOC2019-0073). Given the size of the development that would be permitted with the land use redesignation from M-C1 to M-C2, my neighbors and I are very concerned about this potential land use change.

Our first issue is the increasingly limited parking and traffic in the neighborhood that would result if this proposed land use change is approved and the Round Square development is constructed. The proposed development is for an 83 unit building with only 55 underground parking stalls. I understand that the concept is that not everyone owns cars anymore and people are close enough to bike into work or take transit, Uber, or a cab, and therefore, parking stalls are not required for every unit in the building. However, my husband and I used to live downtown in a large condo complex, and while in theory people should be close enough to walk to work and not own cars, every parking stall was always full in our multi-level parkade and it was always a nightmare to find street parking. The fact is that on weekends, people drive out of their inner city neighborhoods to go to the grocery store or mall, go to the mountains, visit family in the suburbs, etc. and therefore need a car (sometimes two, in the case of couples or roommates sharing an apartment), and visitors need a place to park as well. Parking around our house is already limited as we live on a corner lot with a stop sign and fire hydrant in front of our house, the hill between 28th and 29th Ave on 18th Street next to our house does not have parking for vehicles facing north, and parking is restricted to the summer months for vehicles facing south. Whenever we have visitors, it is already hard for them to find parking nearby, especially in the winter months. Traffic would also increase and with only stop signs in the area, it would make it increasingly difficult to get out of the neighborhood. The streets in the area are also narrow and only one car can go through at a time when there are parked cars along both sides of the street.

Our second issue is the fact that this would be a rental property. My husband and I still own our downtown apartment and rent it out, and therefore are familiar with the rental market. It is our experience that rental units typically attract people who do not care for the units as if they were their own. As a result, this would likely lead to noise complaints and disturbances in the area.

I am 100% supportive of development in the neighborhood, but had envisioned the neighborhood to turn over as single family homes, attached homes or townhouses. I truly urge the City to consider the negative implications of this proposed development on the community.

Kind regards,

Kristen Kolb

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Dinushini

\* Last name Maligaspe

Email dmaligaspe@hotmail.com

Phone 4039753468

\* Subject 1823, 1831 and 1835 - 28 Avenue SW (Plan 4479P, Block 24, Lots 23 to 30) Bylaw 31P2020 and Bylaw 91D2

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Clerk. attached is a PDF of my letter to City Council for the July 20th 2020 agenda. Item 10. thank you.

**Re: 1823, 1831 and 1835 - 28 Avenue SW (Plan 4479P, Block 24, Lots 23 to 30) Bylaw 31P2020 and Bylaw 91D2020**

Dear City Clerk and Members of City Council,

I have lived in South Calgary since 2007. Over the last 13 years and counting I understand, experience and appreciate the reasons why residents of this community value the unique layout, topography and demographic of South Calgary/Altador/Marda Loop areas. Sandwiched between the exciting inner city life of 17th Ave SW and 33rd Ave SW, yet with a rich residential neighbourly touch. What South Calgary has to offer is a good mixture and balance between; nature and sun light (sun light we all share because of our low profile M-C1 rules), amenities, families with and without children, young and mature adults, seniors, addictions recovery and individuals integrating back in to community living (Recovery Acres Calgary Society), sustainable green living, rustic and artistic builds, boutique style as well as mom and pop shops etc. These are some of the features the residents of this oasis of inner city life, love and depend on. South Calgary is not downtown! Downtown is very busy, high crime rate, noise saturated, concrete polluted, parking competitive, shadowed by gigantic concrete towers, disruptive life. South Calgary is peaceful, safe and harmonious. However, if City Council accept to change Bylaw 31P2020 and Bylaw 91D2020 - or start to bend and change existing rules, to accommodate Round Square and other greedy companies before South Calgary is equipped, the result will bring the quality of this neighbourhood down.

This project will affect each person in different degrees. Sadly for myself, I am one of the hand full of residents that will be 100% directly affected by this out of context project. I say out of context because it does not fit with the current atmosphere or topography of this community I have described above. I can only speak for my self, but I know for a fact that many of the residents for blocks up and down the streets and avenues will agree with me that this is not the appropriate location for a project like SC 28. I am not against projects such as SC 28, if it is in the right location, it adds value, preserves privacy and safety, serves a purpose, and has infrastructure already in place to mitigate the demands a high density apartment building will impose on the existing community/neighbourhood.

The negative impacts of SC 28, out weights any positives Round Square claims to bring to the table. In fact, Round Square has not noted one single positive this project will have on my neighbourhood other than permanent negative changes, leaving the mess for the residents to clean up.

So how will this project add any value to the current situation? What positives does it bring in to the community or at least to the residents who is will be directly impacted? I implore City council to ask these same questions and refuse the proposal.

Facts are the project will:

- bring a large number of people (density) to a rather small area of land,
- power's and tower's over the neighbourhood,
- affecting privacy and safety (project picture show the presences of windows from SC 28 directly facing the windows of other homes because of its height and design),
- casting big shadows (affecting people like myself and others' who depend on the east facing sun, and natural flora and fauna),
- it does not have any creative appeal or eco friendly design,

- no plan has been proposed explaining how it will improve infrastructure to accommodate the increased in parking demand, cyclists safety (such as bike lanes), reduced visibility, large or any side walks (some roads in South Calgary do not have any side walks and now have the issues of Lime scooters being parking on personal property) or curb lanes to accommodate the increase in foot traffic,
- night time neighbourhood safety and lighting,
- noise pollution etc

For example, what I have observed over the last 2 years is that Round Square has concentrated much of in construction on 33rd Avenue SW/20th Street SW, which has resulted in increased traffic along 18th Street SW and 20th Street SW, reduced safety for pedestrians/ children, limited night time lighting or visibility etc. In addition to this "Ward 8 sees more redevelopment than any other part of Calgary..." (<https://www.calgary.ca/citycouncil/ward-8/development.html>).

And nothing has been done to improve the quality or safety of the residents. Sadly the residents of South Calgary/Altadore/Marda loop and areas have had to buy their own "slow down - children playing" road traffic signs to mitigate the issues Round Square has contributed to. These projects are geared for yielding maximum profit for the developer. Intruding and robbing from someone else to sell for profit to another.

I am part of a very small group of residents who canvassed the neighbourhood area to educated South Calgarians of this project. I was shocked to find out that more than 80% of the residents that share the same block as the propose site for SC 28 did not receive the postcard mailer, or public info session letters distributed by Round Square. They did not even get a notice from the City of Calgary stating there is a land re-designation change proposal on the table. There would be more people opposing this if it was brought to their attention. It appear that much was done, but quietly to reduce the input/concerns that would otherwise come forward.

This is evident by the limited out reach work Round Square has done to include the residents of south Calgary or even the immediate/adjacent property owners (myself included). The proposal submitted to City Council details some out reach efforts, but are nearly non existent as it did not reach out the the target population. I did not receive any of the printed material Round Square claims to have circulated, especially about the public session held at C-Space.

In fact, Round Square states that SC 28 is "...our new neighbourhood-focused lifestyle concept benefits everyone and is built on community experiences". Yet they did not invest any time in getting to know any of the adjacent property owners, or have a focus group/ideas to see how the 'immediate community' will be affected by Round Square wanting more than what they can currently have (changing M-C1 to M-C2). At the very least inquiring from the adjacent property owners how Round Square can preserve some aspects of landscape or improve the design so to minimise the long term loss of sun, view, trees, exposure in to personal space etc, would make me (and the community) feel included and respected.

Three big concern were raised at the info session round Square had May 28th 2019. They are 1) Building Height Impacts, 2) ARP policy and M-C2 contextual fit, 3) Transportation, Parking and Density. For each of this issues, Round Square did not provide a straight forward response that shows how they will mitigate the negative impact. All they did was reiterate what they are going to do, and admit that although the M-C2 concept does not fit in South Calgary, they want the rules bent to accommodate the project.

Clear example of this is reflected on the report submitted to City Council. Round Square wanting the rules amended for them; "Section 595 (h) of the M-C2 purpose statement states that the District is located at community nodes or transit and transportation corridors and nodes"..... and "Although the subject site is not directly adjacent to a community node or

transit and transportation corridor/node, it is within easy walking distance (<700m / ~10min) ...". Round Square is taking advantage of what is already available and exploiting it further. (<https://www.calgary.ca/PDA/pd/Documents/public-hearing-on-planning-matters/2020/public-hearing-on-planning-matters.pdf>)

The issue of parking is also another area they did not demonstrate to have given much thought, other than bank on the hope that the purchasers' of these apartments to be cyclist and transit users. Another area Round Square wants looked over by City Council is, proper assigned parking for each unit.

If Council passes this, it will set a precedence in the entire area, opening it up for more inappropriate construction. Ironically more that 75% of 33rd Avenue SW are low profile structures, so how can you justify a large 6 story building in an 100% residential area when the busiest of streets dont reflect the same? This project does not belong here. Unless they have a better design.

I strongly feel Round Square should host another community info session and this time make sure homes get the postcards and notices. Especially the adjacent dwellings in this community. 3 people in attendance at a public info session is not a good representation of the demographic and in my opinion is an inadequate study . Furthermore, taking the results of an inadequate public info session and using that data to move forward with a large project is immature and not prudent planning. If you want stakeholders on your side, then you have two respect them, and you have to make good effort to include them.

And I strongly believe the City of Calgary should send "proposed land regulation change" letters to everyone in the South Calgary area, not just the adjacent homes.

I am opposed to changing Bylaw 31P2020 and Bylaw 91D2020. And I want City Council to hear the residents of this community and refuse the proposal.

Dinushini Maligaspe  
2906 18th Street SW,  
Calgary, T2T 5Y4.

**From:** [David Fulton](#)  
**To:** [Public Submissions](#)  
**Cc:** [development@mardaloop.ca](mailto:development@mardaloop.ca)  
**Subject:** [EXT] RE: Application for Land Use Re-Designation in South Calgary - 1823, 1831 and 1835 28 Ave SW - Plan 4479P, Block 24, Lots 23-30) from M-C1 to M-C2  
**Date:** Monday, July 13, 2020 11:09:28 AM  
**Attachments:** [20200711-Petition 01.pdf](#)

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Dear City Clerk,

Here is the 1<sup>st</sup> of 5 parts of our Petition opposing the Application for Land Use Re-Designation in South Calgary - 1823, 1831 and 1835 28 Ave SW - Plan 4479P, Block 24, Lots 23-30) from M-C1 to M-C2

Please contact me if you have any questions or concerns.

Best regards,

***David Fulton***

PO Box 6174 Stn D  
Calgary AB T2P 2C8  
m 403.816.2888  
e Personal - [djfulton@shaw.ca](mailto:djfulton@shaw.ca)

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**Please note:**

**An opinion poll with individuals' names and their location was provided with this submission, with respect to Report CPC2020-0573, Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 1823, 1831, 1836 – 28 Avenue SW.**

***As no *Freedom of Information and Protection of Privacy Act* statement to collect personal information with the intent of reproducing it in an Agenda was included, the opinion poll will not be made part of the public Agenda, but the list of names and locations will be provided to Council by a confidential attachment, not to be released further.***



# Springbank Hill Community Association



7541- 26 Ave SW  
Calgary, AB, T3H 3X2  
Email: [info@springbankhill.org](mailto:info@springbankhill.org)

July 12, 2020

RE: Application **LOC2018-0231**  
Comments from Springbank Hill Community Association

I am writing on behalf of the Springbank Hill Community Association concerning application **LOC2018-0231** at 131 St Moritz Drive SW. Based on our review of this application along with information from prior meetings with the applicant and numerous comments received from our community residents in the vicinity of this proposed development, we are firmly opposed to this development.

We feel the following five points will highlight our opposition.

## 1. Lack of meaningful engagement and lack of adherence to planning principles

During several meetings with the applicant, the community association and the community residents at large attempted to work with the applicant to achieve a compromise, but were faced with what some of our residents interpreted as a 'support it or else' attitude from the applicant and this has contributed to the overwhelming level of community opposition to this development. Please see **Attachment #1**, a scanned copy of a meeting invitation from the applicant to the local residents and refer to the last paragraph on page 2 (starting with 'Alternatively, and without support . . .'). Residents who attended the meeting have advised us that they experienced what they believed was an attempt to intimidate them into supporting the proposal without any changes. Despite a lack of support from the residents the applicant has proceeded without any consideration of the concerns which were voiced. **At no time, did the community feel that the applicant intended to engage in purposeful dialogue, and the meetings held, were only intended to check a box in terms of the planning process.**

The applicant has previously attempted a similar development, which in our opinion was a similarly poorly received community engagement process in the community of Aspen. Refer to **LOC2007-0043 / DP2016-3813**. This proposal included a daycare and r-1 residential, with greater setbacks, and transition to existing community development than has been provided in the subject application. While approved by planning and council it was overturned at SDAB. **(Citation 2017 CGYSDAB 67, Case Name Case Name: SDAB2017-0067 Re DP2016-3813).**

In the comments submitted by City Planning, they stated:

*Administration received 33 letters of opposition in response to this application from the community association and adjacent landowners. An updated Community Association Letter reiterating the opposition was received on 2020 May 05. A summary of concern is below:*

- 1. Increase traffic, noise and safety concerns;*
- 2. No need for more commercial space in the area;*
- 3. Loss of trees and pathway connections;*
- 4. Negative effect on property values, loss of views & privacy concern;*
- 5. Lack of Engagement and distrust of developer;*
- 6. City interest to increase taxation pitted against community concerns;*
- 7. Lack of First Nation consultation and heritage assessment;*
- 8. Current issues with multi residential housing to the east and street parking overflowing into adjacent streets;*
- 9. No architectural controls for commercial developments;*
- 10. Fear of changes and unknowns, precedence for remaining S-CI parcel; and*
- 11. Amendment to recently reviewed ASP is required.*

*While all the above have been noted, and while very minimal restrictions have be placed on the applicant, the applicant's vision as was shown in the very first community engagement has not been modified.*

*As a response to what was heard and concerns listed above, the proposed DC District was amended to provide:*

- greater setbacks;*
- enhanced planting in the required setback area;*
- opportunity to retain existing trees;*
- limit density; and*
- restrict the size of most of the commercial uses*

*But in further discussions with planning the above 5 points in fact does not address the concerns raised by the community.*

We now find ourselves in a similar situation with this subject proposal LOC2018-023.

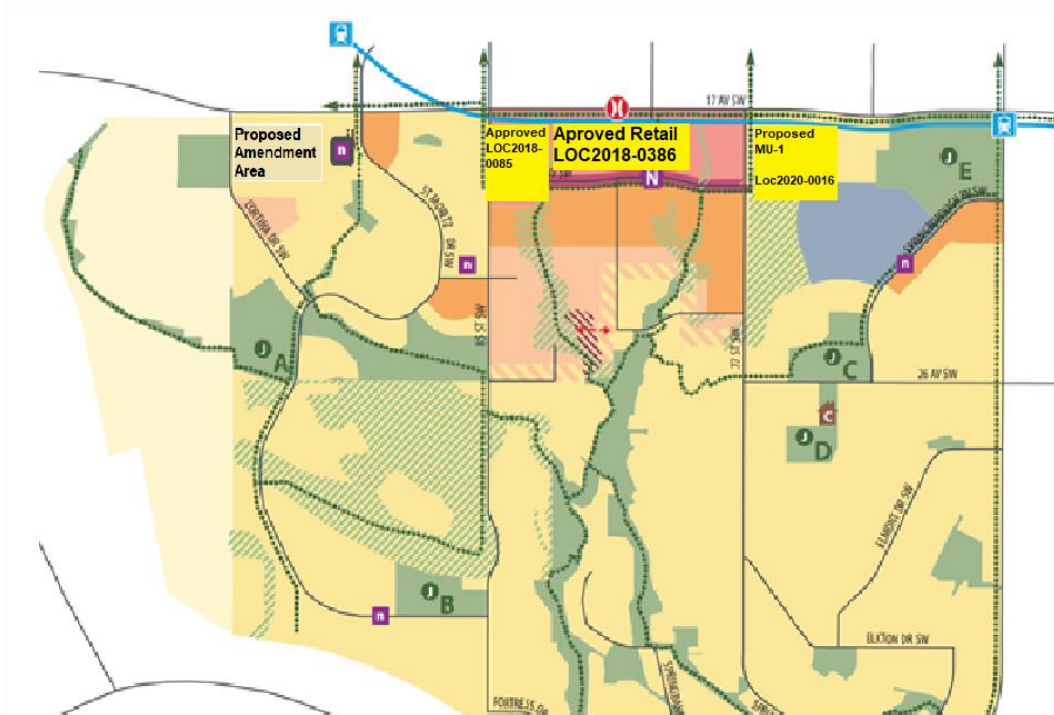
## **2. Commercial Viability**

While the market study (see **Attachment #2**) mentions the existing retail locations in the community and highlights the proposed growth in residential development in SpringBank Hill, it does not provide any assessment due to the proposed extensive retail development planned elsewhere in the ASP area.

Planning has provided the following diagram to show the proposed ASP amendment to allow for a 4<sup>th</sup> neighborhood node for this subject application:



This diagram provides a better view of the retail in the area, both existing and planned based on recent submissions and approvals for land use, and DPs:



Following is a brief summary of approved developments nearby.

**a) Springbank Hill Market - LOC2018-0386**

The approved LOC2018-0386 introduces 242,000 sq. ft. of retail space less than 600 metres away from this applicant's proposed retail development. This development also included the Neighborhood Activity Centre as envisioned in the ASP.



SpringBank Hill Market







Finally, the market study does not take into account the likelihood that several other mixed-use developments will be encouraged along 19th Ave in accordance with the ASP guidelines. One example is LOC2020-0016, which is supported by the neighbourhood node concept in this area.

In our discussions with the planning department, when the viability of the commercial proposal was raised, planning noted that they do not have the economic or real estate resources and accepted the retail analysis from the applicant without further investigation or query.

Our conclusion is that the Market Study Analysis provided by the applicant was very limited in scope and has been written to support the applicant's desire for a retail component in their development. We believe this market study is misleading. While the applicant portrays the intent of the commercial development to be a "wellness centre", there has been no attempt to limit the uses to support this vision.

In the DC the only restrictions beyond the normal CN-1 are:

- (i) **Addiction Treatment;**
- (ii) **Brewery, Winery and Distillery;**
- (iii) **Cannabis Counselling;**
- (iv) **Cannabis Store;**
- (v) **Drinking Establishment – Small;** and
- (vi) **Liquor Store.**

This will in fact allow many more uses as identified in the applicant's own market study, then what would be envisioned by us as a wellness centre. The applicant has also suggested that the limitation in size due to CN-1 criteria would limit the uses, but as noted in discussions with Planning this does not in fact have any affect in limiting the uses.

### **3. Residential Density / Integration / Green Space / Social Gathering**

Several key principles of community development noted in the SpringBank Hill ASP and the City of Calgary MDP are:

Integration  
Multimodal  
Green Space  
Transition

When we reviewed this application, we concluded that none of these concepts have been incorporated into the application.

Pathway Integration:

As noted in planning's submission a URW will provide pathway connectivity. Unfortunately, this pathway provides connectivity around the development. There are no plans to provide connectivity through the development.

The only greenspace is shown to be adjacent to a street that will become busier with this development.





Planning has provided a residential density maximum of 45uph. This density limit does not exist in the Springbank Hill ASP, and the community is unsure why this maximum was chosen.

The maximum height provided is based on the SC-1 designation of 12m. **There is no transition in height to existing residential properties, and shadowing remains a major concern.**

A FAR of 1.0 limits the building footprint on the development, and there is no limit to the amount of commercial development on the property. This was the point that the community tried to address at CPC, but we feel this was not presented by Planning at CPC.

**The community is not against increased density and have proposed to the applicant that we would be quite happy to support the daycare, and a residential community with increased density, providing a transition zone to existing residents.**

#### 4. Traffic Concerns

With this proposed commercial/townhome development the community residents are concerned about the increased traffic in this community which houses many families with young children. The existing residential community immediately south of the parcel of land are concerned that due to the current direct access walking path vehicles will utilize their street for overflow parking.

These streets often have children riding their bikes or playing on their cul-de-sacs which are currently quiet with minimal traffic. If this proposal were to proceed, St. Moritz Drive will have increased traffic at the proposed site as well as at the intersection off 17th Avenue into the community (which has poor line of sight up the hill west on 17th Ave). This poses additional significant safety concerns.

While the neighborhood node designation specifically calls for multimodal access, the concept design shows a walled off development, with townhomes to the east, retail to the west, and a large parking lot in the middle, providing no connectivity to the existing neighborhood, other than for vehicular transportation.

No TIA was provided for this application, unlike their previous application submission in Aspen.

## **5. St. Martin's Anglican Church Lands**

During CPC it was noted that the St. Martins' land immediately to the north of this proposal was being sold. Several commissioners brought up the fact that the sale of the land could complicate the applicant's design. It was suggested during discussion that it might be more appropriate to wait for that the sale to be completed to properly understand the development of an integrated solution.

Though not disclosed at CPC the applicant has now concluded the purchase of the St Martin's Church lands. This raises a question for us: should not this application be deferred, and the applicant asked to return with a new integrated design application? We do believe that the loss of the church on the adjacent property could have a significant impact on the overall plans for the applicant's lands.

In conclusion the community is not against development of this property and is not against additional density. Our concerns however as stated in detail above are:

- 1. Lack of meaningful engagement and lack of adherence to planning principles**
- 2. Commercial Viability**
- 3. Residential Density / Integration / Green space / Social Gathering**
- 4. Traffic Concerns**
- 5. St. Martin's Anglican Church Lands**

We remain open to working with this applicant to find a solution that is acceptable to the applicant and can be supported by our community.

Sincerely,

*Elio Cozzi*  
*President, Springbank Hill Community Association*  
*On behalf of the Planning Committee*

Cc: City of Calgary Clerk  
Ward 6 Councilor Jeff Davison  
Melanie Bishoff, City Planning  
Joseph Yun, City Planning  
Ben Ang, City Planning  
Planning Committee Members, Springbank Hill Community Association



Mayland Heights  
1625 18<sup>th</sup> street NE  
Calgary, Alberta  
Phone: (403) 541-0277  
Fax: (403) 541-0800

Signal Hill  
1919 Sirocco Drive SW  
Calgary, Alberta  
Phone: (403) 686-1349  
Fax: (403) 240-0923

Westside Regional Recreation Centre  
#110, 2000 – 69<sup>th</sup> Street SW  
Calgary, Alberta  
Phone: (403) 503-0203  
Fax: (403) 240-0923

Monterey Park  
6908 – 26<sup>th</sup> Avenue NE  
Calgary, Alberta  
Phone: (403) 293-6973  
Fax: (403) 590-1044

## INVITATION #2

**What:** Information Meeting #2  
**Where:** Heartland Agency – 1919 Sirocco Drive SW  
**Date :** 7 pm, Monday March 4-2019  
**RE:** Development of property at 131 St Moritz Drive, SW Calgary

You are receiving this letter because you either:

- . attended a community meeting on January 31st at the Heartland Agency or
- . were unable to attend but requested information.
- . your home borders the developed area

The purpose of the January 31, 2019 meeting was to:

1. Clarify the land use currently on the above property.
2. Outline the property development interests of the landowner and the accompanying land use changes that would be needed to accomplish it.
3. Solicit input from the community regarding the landowner's development interests and the community interest.

As the landowner, I was unable to attend the meeting but have had several requests to clarify the information.

I have attached the information that was presented as well as a third attachment that shows alternative classifications of sections for the parcel, that are designed to respond to some of the concerns of the original proposal.

In summary, the following relates to this parcel of land:

1. It is identified as a SC-1 ( Special Purposed District) use with a section reserved as Direct Control (DC). This DC was placed on this parcel previously and is specific to a child care facility - the scope of which is outlined in the attachment. Heartland Agency will be proceeding with this child care project and will provide a self standing building as well as a playground for this service.

**Mailing Address: P.O. Box 73153, Woodbine Postal Outlet, Calgary, Alberta T2W 6E4**

2. The remainder of this parcel is identified as SC-1 and has a list of permitted and discretionary uses that you will find in the attachment.
3. The Landowner is interested in developing the land as follows:
  1. Child Care facility as stated ( #1 on revised attached map)
  2. A Health and Wellness complex - 2 stories in height, situated facing east ( St Moritz Drive). The services would encompass a Naturopathic medical clinic with HyperBaric Oxygen chamber capability that would service all ranges of population - young children, victims of stroke to assist in recovery and those looking at anti-aging services. There would also be Fitness and Nutrition Services as well as other services that would be synergistic to this concept.(#2 on revised map)
  3. The remainder of the land would be classified residential. This section is located west and south and borders the current residential area. ( #3 on the attached map)

In order to achieve this concept, a land use change must occur from the SC-1 . The City has indicated that the 3 separate uses on the parcel ( DC – daycare; CN-1 for the Health and Wellness Centre and RG for the residential is a model that has been used on similar parcels with success. In addition, specific provisions could be incorporated on the residential lands for setbacks, trees etc.

As a Landowner, I will need to make a decision shortly on the direction that I am will take.

With support at all levels, I would proceed with the land use and concept I have outlined ( 1, 2,3)

At the March 4<sup>th</sup> meeting, we can take the opportunity to define the “uses” in the Health and Wellness complex,that are comfortable to the community.

Alternatively, and without support, I will need to proceed as follows:

1. Immediately initiate the development of the daycare area and commence building as soon as the paperwork is complete.
2. Prepare the remainder of the land for sale under the current land use of SC-1. This means, real estate agents will seek out groups both wanting and needing that land use to house their service. It is worthy to note that this land use SC-1 is not that common and groups have great difficulty in acquiring this use. In all likelihood, there is a strong possibility, it could be bought by an individual or group looking to place those services on it that are outlined in the attachment. This is not intended to create fear - it is simply as statement of fact. Having been involved in this land quest myself for over a decade, I appreciate the difficulty and need by service organizations to acquire these type of sites.

I look forward to seeing you on March 4<sup>th</sup>. As well, please feel free to email me at [iboyce@heartlandagency.org](mailto:iboyce@heartlandagency.org).

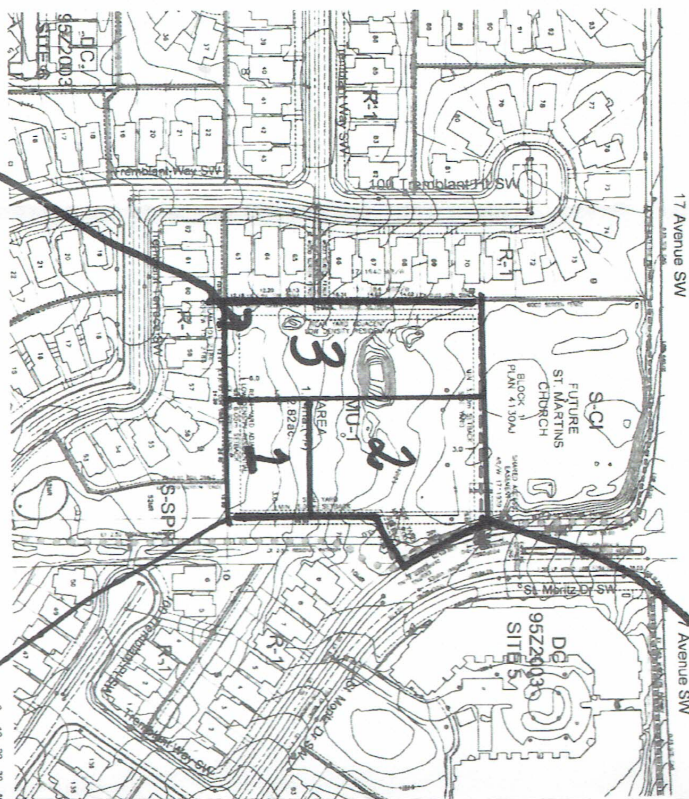
Ilona Boyce

**Mailing Address: P.O. Box 73153, Woodbine Postal Outlet, Calgary, Alberta T2W 6E4**

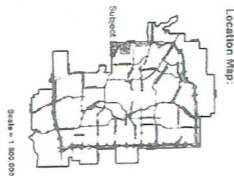
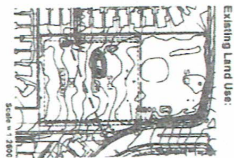


| Statistics and Calculations                                       |                                |
|---|--------------------------------|
|   | 1)3 St. Mod:12 Drive SW        |
|   | Lot 5, Block 1, Plan 371, 1936 |
|   | Max. 18m (59 ft. 6i.)          |
| (U <sub>1</sub> )<br>(covered by<br>average<br>area of buildings) | N/A                            |
|   | Max. 30% Anticanted            |
|   | 17,016 sq. m (383, 174 sq ft)  |
|   | 11,357 sq m (232, 246 sq ft)   |
| (A)   | 1.5                            |

## Land Use Re-designation Plan



### 3. Change to Residential District



1. D.C. Child Care

Change to CN-1 (or new  
DC)

**St. Martin's Mixed  
Use Development  
Heartland Agency  
Land Use Redesignation**

## Land Use Redesignation Application

# Springbank Hill Lands





# Springbank Hill Lands

## Direct Control 63ZZ2007 (DC 63ZZ2007) District

The Direct Control 63ZZ2007 District was created to facilitate a:

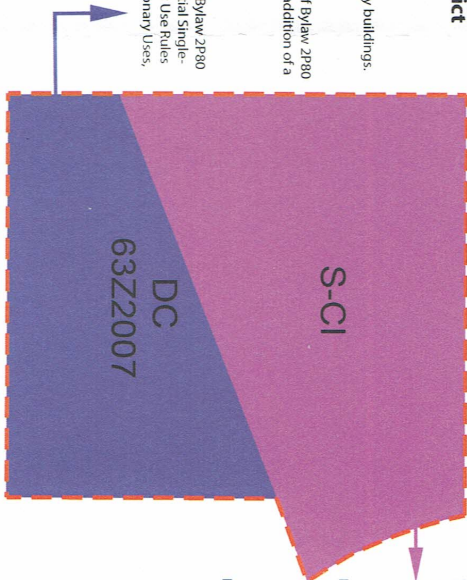
- (a) Child Care Facility
- (i) a maximum building area of 929 square metres; and
- (ii) a maximum building area of 93 square metres for accessory buildings.

### Land Use

The Permitted and Discretionary Uses of the R-1 Residential District of Bylaw 2P80 shall be the Permitted and Discretionary Uses Respectively, with the addition of a child care facility as a Discretionary Use.

### Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to Discretionary Uses, unless otherwise noted.



## Special Purpose – Community Institution (S-CI) District

The Special Purpose – Community Institution District is intended to:

- (a) provide for large scale culture, worship, education, health and treatment facilities;
- (b) provide for a wide variety of building forms located throughout the city; and
- (c) be sensitive to the context when located within residential areas.

### Permitted Uses

- (a) Home Occupation – Class 1
- (b) Natural Area
- (c) Park
- (d) Power Generation Facility – Small
- (e) Protective and Emergency Service
- (f) Sign – Class A
- (g) Sign – Class B
- (h) Utilities

### Discretionary Uses

- (a) Addiction Treatment
- (b) Cemetery
- (c) Child Care Service
- (d) Columbarium
- (e) Conference and Event Facility
- (f) Crematorium
- (g) Custodial Care
- (h) Food Kiosk
- (i) Home Occupation – Class 2
- (j) Hospital
- (k) Instructional Facility
- (l) Library
- (m) Museum
- (n) Performing Arts Centre
- (o) Place of Worship – Large, Medium, and Small
- (p) Post-secondary Learning Institution
- (q) Power Generation Facility – Medium
- (r) Residential Care
- (s) School – Private
- (t) School Authority – School
- (u) Service Organization
- (v) Sign – Class C, Class D, and Class E
- (w) Social Organization
- (x) Spectator Sports Facility
- (y) Utility Building
- (z) Wind Energy Conversion System – Type 1; and 2

# **ST. MORITZ SQUARE DEVELOPMENT FEASIBILITY ANALYSIS**

**CALGARY, ALBERTA**

Prepared for:  
**ISL ENGINEERING AND LAND SERVICES LTD.**

September 2019

Prepared by:  
**Urbanics Consultants Ltd.**  
Suite 1207 - 409 Granville Street,  
Vancouver, B.C., V6C 1T2



# **St. Moritz Square Development Feasibility Analysis**

**September 2019**

## **Introduction**

Urbanics has been retained to assess the feasibility of the proposed St. Moritz Square mixed-use development on St. Moritz Drive SW in Calgary. The analysis will consist of three streams:

- Site analysis, to examine the characteristics of the site as they relate to suitability for neighbourhood node-type development.
- Market analysis, to determine whether commercial demand is robust enough to warrant the proposed amount of space.
- Policy and neighbourhood compatibility, to determine whether the proposed development is consistent with relevant policies and existing neighbourhood land use patterns.

Active in Calgary since 1976, Urbanics Consultants is a team of market analysts and urban planners who specialize in optimizing built environments according to market demand and community integration. Each project's analysis is conducted on an objective basis so as to maximize trust among both the public sector and private sectors, as well as the general public.

## **Site Analysis**

The proposed development is located on the southern half of a site at the intersection of 17 Ave. SW and St. Moritz Drive SW. The subject section of 17 Ave. SW serves as the primary east-west arterial for the Springbank Hill community and the southern half of Aspen Woods. St. Moritz Dr. SW serves as the collector road for subdivision development south of 17 Ave. SW and to the west of 85 St. SW. The Springbank Hill ASP calls for St. Moritz to be further extended to the south as residential development proceeds, so its traffic volumes and importance can be expected to grow.

Transit service to the site is provided by the #156 bus route, which stops at the intersection of 17 Ave. SW and St. Moritz Dr. SW. The route links the site with the 69 Street C-Train Station and bus exchange (trip time of approximately 8 minutes), which provides frequent transit to downtown Calgary (trip time of approximately 15 minutes).

Land use patterns in the area are shaped by the Springbank Hill Area Structure Plan, adopted in 2017. The plan calls for Springbank Hill to host a population of 16,000 residents and 2,000 jobs at final build-out. Final dwelling count is estimated at 6,000 homes. As of the 2019 municipal census, there are 9,950 residents living in 3,370 completed homes – meaning that Springbank Hill is 62% complete when measured by population, and 56% complete when measured by dwelling count. To the north, Aspen Woods is home to a further 9,450 residents.

The intersection of 17<sup>th</sup> Ave and St. Moritz Dr./Aspen Stone Blvd is the highest density node of Springbank Hill and Aspen Woods, featuring substantial multi-family development at the NW, NE,



and SE corners of the intersection. St. Moritz Square (along with the future St. Martin's Church) is proposed for the last remaining undeveloped parcel at the intersection. In addition to the St. Moritz Dr. SW frontage, the site borders the rear lot line of 8 detached homes to the west, 5 detached homes to the south, a public pathway to the west, and the future St. Martin's Church to the north.

Overall, the site can be said to have locational and transportation attributes conducive to neighbourhood-scale commercial development. The main potential challenge to the physical feasibility of the site is the access constraint posed by the relatively limited frontage along St. Moritz, however, this appears to have been satisfactorily resolved through the joint access agreement with St. Martin's Church.

## Neighbourhood Commercial Market Analysis

Neighbourhood commercial needs for the subject portion of Springbank Hill are served by three existing shopping centres. In Springbank Hill, Shoppes @ Montreux is located at the intersection of St. Moritz Dr. and Val Gardena Blvd, a 6-minute walk from the site. In Aspen Woods, the Aspen Stone Commons Development is located at the intersection of Aspen Stone Blvd. and 85 St. SW, approximately a 9-minute walk from the site. Most substantially, Aspen Landing is located on a diagonal between 17 Ave. SW and 85 St. SW, an approximately 11-minute walk from the site.

The market characteristics of these shopping centres are summarized in the below table.

| SHOPPING CENTRE SUPPLY   |  |  |            |                 |         |  |
|--|--|--|------------|-----------------|---------|--|
| Centre Name  | Current Floor Area                                 | Anchor Tenants   | Year Built | Neighborhood    | Vacancy | Notes  |
| Aspen Landing  | 175,000 sq. ft. (retail)   40,000 sq. ft. (office) | Safeway (50,000 sq. ft.), Shoppers Drug Mart (17,000 sq. ft.), TD, Scotiabank, RBC, CIBC, BMO, Original Joe's, Studio 85 HIIT & Yoga, Aspen Medical Clinic, pt Health, True North Orthodontics, 9Round Fitness, Allora, Diner Deluxe, Curious Salon, Safeway Gas Bar | 2010       | Aspen Woods     | 0%      | The primary shopping centre in Aspen Woods/Springbank Hill. Focused on financial institutions, food & drink, and health & fitness. Provides the only major grocery store in the area.  |
| Aspen Stone Commons  | 24,000 sq. ft. (retail)   7,300 sq. ft. (office)   | Blush Lane Organic Market, House of Toli Salon & Spa, Highland Wine & Spirits, Truman Developments   | 2005       | Aspen Woods     | 0%      | Small shopping centre serving neighbourhood retail needs. Also contains a restaurant, café, print shop, and dental clinic. Office space does not provide neighbourhood services space as it is occupied entirely by Truman Developments. |
| Shoppes @ Montreux   | 27,700 sq. ft. (retail)                            | The Sweat Lab, Montreux Childcare Centre, Master Rim's Taekwondo, Leap Studios, Montreux Dental Clinic   | 2014       | Springbank Hill | 0%      | Small neighbourhood-oriented shopping plaza with a specialization in fitness studio spaces. Also contains a restaurant, nail salon, skin clinic, liquor store, and real estate brokerage.  |
| Source: Urbanics Consultants, EnsembleIQ, CoStar Realty Information Inc. |  |  |            |                 |         |  |

According to the most recent market information at time of writing, there is a 0% vacancy rate in all three competitive shopping centres – for both retail and office space. This is strongly indicative of a local market that is short of commercial space, as a balanced vacancy rate for retail and office properties is generally considered to be in the 5 – 8% range.



The 0% office vacancy rate is particularly notable given that Calgary has had a persistently high office vacancy rate, presently tracked at 22.0% according to Avison Young. The Suburban South submarket has an estimated vacancy rate of 18.1%. This contrast indicates that while there is a surplus of office space oriented towards larger employers, there is likely a shortage of office space oriented towards neighbourhood professional services in the western Springbank Hill/Aspen Woods submarket.

CBRE reports a retail vacancy of 5.9% throughout Calgary, and 2.5% in the “West” submarket which contains Springbank Hill and Aspen Woods. West Calgary is widely understood to be short on retail space, with the area around the subject site a particularly acute example.

At approximately 14,000 sq. ft. of retail space and 14,000 sq. ft. of office space (excluding the non-profit childcare centre) the proposed St. Moritz Square development would represent a modest step towards returning the local commercial market to more balanced conditions. The present condition of a 0% vacancy rate presents a number of challenges to the community, including:

- Low level of business competition
- Impossibility of finding space for new or growing small businesses
- Higher frequency and longer length of car trips into adjacent neighbourhoods
- Lack of job opportunities within the community.

Even more crucially, development in Springbank Hill has only progressed to approximately 60% of final build-out – and a shortage of commercial space is already evident. The shortage will become even more pronounced as build-out of the residential lands in the community continues. To return the area to a balanced retail market, commercial developments of both a neighbourhood scale and semi-regional scale will have to be constructed.

The proposed Springbank Hill Market development by Ronmor will help satisfy demand for retail in the format of a larger shopping centre, but it is clear that the area is displaying strong demand for both larger and node-scale shopping centres. As the site is located at the intersection of an arterial and a collector, and is presently the highest density node in the area, the site of St. Moritz Square is a natural location for a small neighbourhood shopping centre.

## **Development Concept Evaluation**

At 28,000 sq. ft., approximately the same total size of Aspen Stone Commons and Shoppes @ Montreux, a number of possible tenancies would be suitable. For instance, it is highly probable that further demand exists for additional physiotherapy, physician, dental, optometry, educational, and veterinary clinic space in the community. For retail uses, it is highly probable that demand exists for additional cafés in the neighbourhood (the Shoppes @ Montreux do not contain a café), and additional retail uses such as convenience retailing, dry cleaning, salon, and restaurant establishments.



Project siting appears to have been optimized for sensitivity towards neighbours. By locating the project's commercial building (the highest-traffic land use) in a linear fashion along St. Moritz Dr. SW, privacy concerns are minimized. Further, this ensures optimum commercial space visibility at what is poised to become an increasingly utilized intersection when St. Moritz Dr. is extended southward.

At the two points where the site interfaces with adjacent single-family homes, uses are proposed which are compatible: childcare, and residential townhouse. The longest continuous stretch of adjacency is the western frontage, for which 3-storey townhomes have been proposed. This is consistent with other residential land uses in the immediate area.

Co-location with childcare and church uses will help reduce vehicle traffic in the community by allowing for trip bundling. In particular, the future St. Martin's Church will regularly draw dozens of worshippers to the site during daytime hours. The provision of a modest amount of commercial space would therefore allow for trip bundling, and contribute to the creation of a neighbourhood node providing spiritual/community space, childcare, residential, and small commercial uses.

## **Policy and Neighbourhood Compatibility**

Primary policy guidance for the site is provided by the Springbank Hill Area Structure Plan, which designates the site for Standard Subdivision development. However, the applicant has correctly noted in their Development Rationale that the access constraints and intersection spacing requirements render residential subdivision development on the site impractical and non-feasible from a physical standpoint.

The Springbank Hill ASP designates a number of Neighbourhood Nodes throughout the community, which are to be "located near multi-family housing, they may contain local retail and other commercial uses, transit, parks and other public amenities."

As the subject site is located at the intersection with the highest concentration of multi-family housing Springbank Hill and Aspen Woods, and served by existing public transit, it would seem a natural location and development concept for Neighbourhood Node designation. All of the following requirements (set out in section 3.3 of the ASP) are met:

- Served by transit providing convenient access to the C-Train
- Immediate access to an arterial and collector
- Close proximity to a concentration of multi-family development
- Commercial/childcare component is approximately 2 acres
- Provision of at-grade retail oriented towards the street
- At-grade parking is not visually evident from the street and from adjacent land uses.

## Recommendation

It is evident that the Springbank Hill and Aspen Woods neighbourhoods are experiencing a significant shortfall of retail and office space. Together with a childcare centre, church, and townhouses, a high-quality neighbourhood node is proposed for the subject site.

From the perspective of commercial development, market conditions are ripe for additional retail and office space in the area. Further, as the most important arterial in the area and home to existing transit service, the 17<sup>th</sup> Ave. corridor is positioned as a logical location for Neighbourhood Node development.

From the perspective of residential development, the proposed townhouses are consistent with other developments at the intersection, and serve as buffer between the proposed commercial development and the adjacent subdivisions.

For the reasons outlined above it is therefore the professional opinion of Urbanics Consultants Ltd. that the proposed St. Moritz Square development, as presented to us by the proponent and given current market conditions, is a feasible and suitable addition to the area.