

Community Association Response

2021 January 25



January 25, 2021

Attn: Angie Deam
Circulation Control
Planning and Development
The City of Calgary
800 Macleod Trail S.E.
Calgary, AB

Re: LOC2020-0204

The Forest Lawn Community Association (FLCA) is committed to the creation of quality spaces while working in collaboration with other community organizations, businesses, and residents to engage, inspire and empower our Community. Our Planning and Development Committee firmly believes in the impact of development and public space on the wellbeing of our community.

We appreciate you circulating this Land Use Redesignation Application for a prospective development on 36 Street SE. It is our understanding that this change of use aims to allow for the development of a multi-residential building by permitting an increased density of the site, including allowing for developments up to 5 stories and for a maximum floor area of 2,900m².

The FLCA believes that the application has the potential to increase the density of the area in a contextual manner that adequately reflects the future goals of the area. However, we have concerns that components of the application create the potential for a development that may struggle in integrating into our urban fabric. Below are comments by the FLCA that we would wish be considered in the evaluation of this application:

- We have concerns in regards to the level of increased density and its compatibility with adjacent (north) property. A large development up to 5 stories would cast a significant shadow on the property to the north. This, coupled with the set back amendments, would really affect this property's ability to get sun, especially in the winter months.
- We see the benefit of the set back amendment to allow for the design and creation of adequate underground parking, especially considering a development of this size has the potential to negatively affect the parking availability on the surrounding streets. However, we do believe that it is important to ensure the proposed setback (which we could not find indicated in this application) is respectful of the public realm, and allows for the space and landscaping to accomplish this.

Please note that the above comments are related directly to the information in the Land Use Redesignation Application provided, and that we can only infer on the proposed setback change with what information it contains. Until we are provided with further clarification on the proposed setback change, we cannot provide our support for that component of this application.

The City has invested significantly into our community, and we understand that applications such as this are a part of this growth. However, we believe that this change, and the development that follows, must remain contextual and respectful to surrounding properties while that growth happens. If there are any questions regarding the above feedback from either the applicant or The City, we can make ourselves available for further discussion.

Regards,

Elizabeth Daniels, Architect AAA

A handwritten signature in black ink, appearing to read 'Elizabeth Daniels', written in a cursive style.

Director of Planning and Development
Forest Lawn Community Association