

Community Association Response



Tuxedo Park Community Association

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Circulation Control
Planning and Development
Box 2100, Station M
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Attention: Peter Schryvers

RE: LOC2020-0015
116 16 Ave. NW

The Tuxedo Park Community Association (TPCA) has reviewed the subject application and had previously hosted the development group on March 30, 2021. We continue to have several concerns regarding this land use amendment specifically, and in general how the not in place Guideline for Great Communities and Local Area Plan are being interpreted, going well beyond the engagement to date, and the how the community has :

1. The current 16th Avenue Corridor Area Growth Plan (Still in affect) currently contemplates building heights less than half of those proposed, and the density of 6.0 FAR, significantly less than the 10 FAR 10.0 proposed.
2. The draft North Hill Local Growth Plan¹ has undergone extensive consultation with the community and stakeholders including the TPCA. Particular attention has been given to Transit Station Areas which have informed the draft plan. It is important that the efforts involved by all parties not be dismissed by ignoring the outcome of the Engage work in preparing the draft LAP:

(1) Specifically, the proposed LAP and GGC uses building scale, not FAR, yet FAR

¹ North Hill Communities Local Growth Plan, Proposed 2020.

used to justify exceeding the building scale in in the proposed development to exceed 20%.

- (2) The building scale are general categories to simplify the planning process. Neighboring and lot constraints such as location and shadowing were present prior to this LOC application. The LAP was never intended to generate a building scale map that fully captured these scale constraints at lot or square meter level.
 - (3) This method of interpretation of documents that are not yet statutory aligns with the concerns raised by the Elbow Park Community that this will be used to implement change in communities contrary to how the community was consulted.
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3. This particular land use amendment contemplates a building height, which is even in excess of what is proposed in the LAP. The proposed development does not meet the criteria set out in the Guideline for Great Communities² for varying building scale. We feel there will be significant shadowing at the Balmoral school site and the adjacent green space during the majority of the school year and during the coldest months.
 4. Significant shadowing will impact historical properties along 20, 19 and 18th Avenue NW, leading to loss of these properties.
 5. TPCA has made the city aware that the community is not comfortable with the dramatic increase in building scale with the resultant population density throughout our community, especially when compared to other BRT TOD sites such as Rosemont.
 6. The lack of sufficient parking, both on-site and private off-street parking, to accommodate all residents is going to lead to spill over to the community. This is offloading costs onto the neighbouring community. The neighborhood has a significant lack of market parking. If parking is removed, payment should be made to CPA to implement residential parking permits and market parking in the community.
 7. The lack of residential parking will impact the type of units in the building and limit family units in the building due to decreased demand from the lack of parking. For two income households, a lack of parking significantly impact the choice of where to live or work due to the limited nature of the current transit system and the lack of nearby working opportunities. Currently the location is only served by one frequent transit service operating north south, the Orange BRT fails to provide a frequent transit service and should not be used to justify parking removal.
 8. The proposed development is greater than 30,000 m², this proposed application is sufficiently large to support a renewable and low carbon energy feasibility screening

² The Guideline for Great Communities, Proposed March 2020, Varying Building Scale, Section 2.27

assessment³, yet none has been provided. The TPCA support the inclusion of a renewable and low carbon energy feasibility studies in large developments that will assist in meeting Calgary's greenhouse gas reduction objectives for the built environment. This needs to be included in the DC designation for the site rather than during the development permit stage.

In consideration of these points, TPCA objects to the subject Land Use Amendment and further raises concerns on how the draft GGC and LAP are being interpreted. These interpretations from the City and Developer align with the public hearing feedback heard from other communities about using the documents to impose change contrary to the voice of the community. I trust the foregoing is in order, please contact the undersigned at 403-860-3340 to discuss further.

Tuxedo Park Community Association

Arnie Brownlees
Director
Tuxedo Park Community Association

3 The Guidebook for Great Communities – Proposed, March 2020, Sustainable Development section 2.13