

Community Association Response

Elboya Heights Britannia Community Association

08 February 2021

Mr. Calvin C. Chan
Circulation Control
Planning and Development
800 Macleod Trail, S.E.
Calgary, Alberta
email: cpag.circ@calgary.ca

email: Calvin.Chan2@calgary.ca

Re: Land Use Amendment LOC2020-0207; Address: 4724 & 4728 Stanley Rd SW; Existing Use: M-C1, M-C1; Proposed Use: M-C2, M-C2

Dear Mr. Chan,

The Elboya Heights Britannia Community Association (EHBCA) understands that the City of Calgary Council and the City of Calgary Planning and Development Department are looking to increase density in inner city and developed communities. The EHBCA is supportive of this policy where it is logical and within reason so that character of community is maintained, and quality of life is enhanced.

The EHBCA has reviewed the Land Use Amendment document in circulation related to 4724 and 4728 Stanley Rd SW in the community of Elboya. The community association does not support the application for the reasons detailed below.

Currently, each lot in question has a side-by-side duplex dwelling. This actual existing density is far lower than the density permitted by the current land use designation of M-C1. The lots' dimensions are each approximately 18.28 metres wide by 38.11 metres deep. The land use designation of M-C1 allows for 148 units per hectare and on a combined property of 0.13933 hectares, 20 units could be constructed observing the maximum building height of 14 metres. The Elboya Heights Britannia Community Association supports this Land Use Designation and density as the community finds such a potential redevelopment to be an appropriate transition from the higher density on the east side of Stanley Rd. to the lower density of R-C2 on the west side of Stanley Rd. where the existing houses are single family dwellings.

The EHBCA does not support the Land Use Amendment application to M-C2 as the permitted 2.5 Floor Area Ratio (FAR) would allow for up to 40 units with a maximum height of 16 metres. This density is a doubling of the current permitted density and 10 times the density of the current R-C2 land use designation across Stanley Rd. to the west. This number of units with its proposed 46 underground parking stalls on such a small parcel of land does not create vitality on the street but rather conflict with respect to parking, noise, and congestion in a very concentrated location. The community association welcomes development of residential units of increased density which provides additional housing opportunities as long as the development enhances the community and quality of life of its residents. The EHBCA is in support of the current Land Use Designation allowing for the development of 20 units but cannot support the current application.

The EHBCA would like to inform the proponent that Elboya Heights only appears in the Parkhill - Stanley Park ARP as a reference community and not as an author and is not subject to any of the recommendations or policies therein.

If you require additional information, please do not hesitate to contact the undersigned. Thank you.

Yours truly,

Michael Sainas



President, EHBCA