

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

EXECUTIVE SUMMARY

This land use amendment proposes the redesignation of two residential parcels from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2f2.2d254) District. The application is intended to provide a moderate increase in the density on a comprehensive redevelopment of a site that is located in close proximity to a community node.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 173D2016; and

1. **ADOPT** the proposed redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 3511 and 3515 - 21 Street SW (Plan 5730AJ, Block 7, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2f2.2d254) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 173D2016.

REASON(S) FOR RECOMMENDATION:

This proposed land use redesignation is in keeping with the goals and policies of the Municipal Development Plan to provide for moderate intensification within Established Areas and aligns with the policy direction identified within the South Calgary/Altadore Area Redevelopment Plan. Further, this application would accommodate a modest density increase to an inner-city site and allow for a comprehensive redevelopment that has the ability to be compatible with the character of the existing neighbourhood.

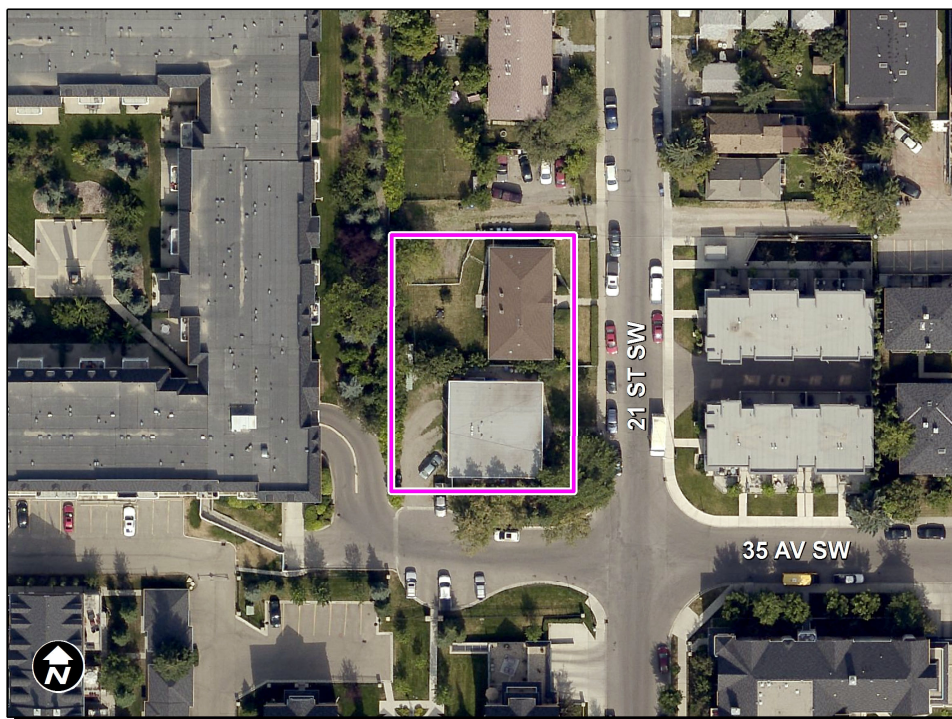
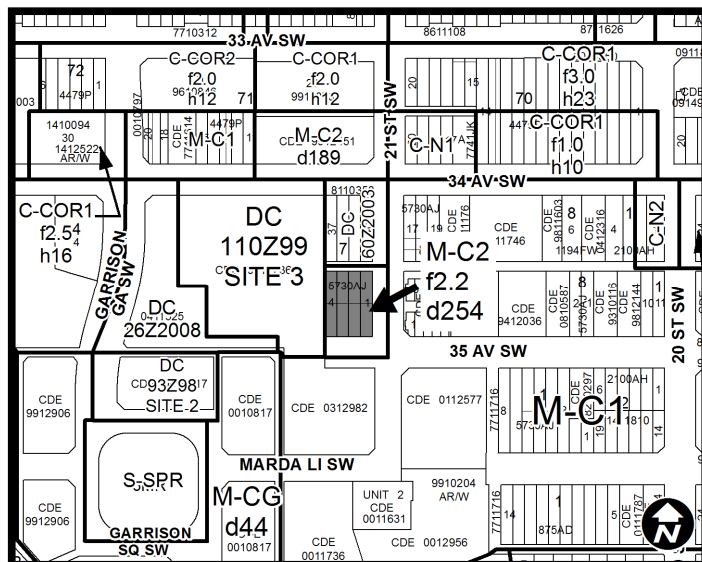
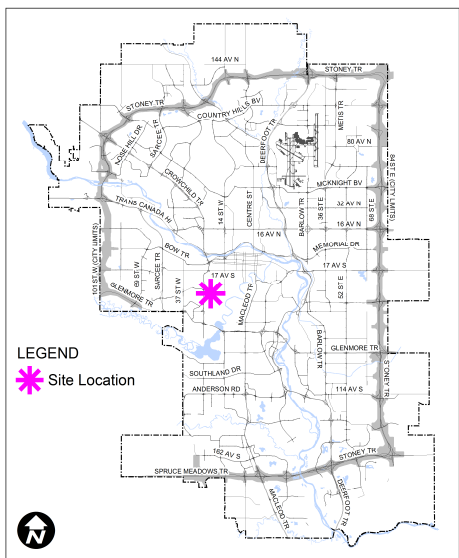
ATTACHMENTS

1. Proposed Bylaw 173D2016
2. Public Submissions

LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

LOCATION MAPS



LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 3511 and 3515 - 21 Street SW (Plan 5730AJ, Block 7, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2f2.2d254) District.

Moved by: G. Morrow

Carried: 7 – 0

Comments from Mr. Wright:

- There was a desire for the applicant to seek a DC district to provide “comfort” to some residents to the west of the application. This does not fit within Section 20 of the Land Use Bylaw, as the residents will have opportunities at the development permit stage to voice concerns.

Comments from Ms. Gondek:

- With our current practise, we are relying in dated (2006) research to calculate minimum parking requirements. Over the past decade, there have been changes in how we live and move through urban areas. Contemporary research indicates that our parking requirements are inflated, something that is creating the need for parking “relaxations”. By calling them relaxations, we create the impression that we are somehow making exceptions to the norm. How do we expedite a review of parking requirements to better reflect present day, rather than relying on “relaxation” terminology that immediately triggers concern and potentially appeal?

2016 May 19

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Gateway Garrison Woods Condo Board dated 2016 May 16; and
- Marda Loop Communities Association dated 2016 May 19;

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

Moved by: M. Tita

Carried: 4 – 3

Opposed: M. Tita, R. Wright and
C. Friesen

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

Applicant:

Brown & Associates Planning Group

Landowner:

Brian Chambers
Anna Chambers
David Cronkhite
Sheila Cronkhite

PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the northwest corner of 21 Street and 35 Avenue SW, in the community of Altadore. The immediate surrounding developments consist predominantly of medium density multi-residential developments, and a local commercial node that provides shopping and amenities is located approximately two blocks away or 175 metres to the north and west.

LAND USE DISTRICTS

The existing M-C1 District allows for multi-residential development as a discretionary use and limits the overall density to a maximum of 148 units per hectare. The existing land use framework limits any multi-residential redevelopment on the subject parcel to no more than 19 units. The proposed M-C2f2.2d254 District with modifiers will enable the developer to proceed with a more comprehensive multi-residential redevelopment of the site that could see up to 33 units.

The subject site is large enough and offers adequate vehicular access to accommodate a multi-residential development with an underground parkade. This land use redesignation application was received concurrently with a development permit submission, which is presently under review. Details associated with Land Use Bylaw 1P2007 requirements such as setbacks, building height and landscaping requirements have not been finalized. Relaxations to land use regulations may be considered as part of development permit approval.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment aligns with a number of overarching MDP policies under section 3.5.2 of the Developed Inner City area:

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

- moderate residential intensification in the form and nature that respects the scale and character of the neighbourhood.
- a parcel-by-parcel redevelopment approach whereby the development will be compatible and consistent within the existing built environment.
- buildings that maximize front door access to the street and principal public areas to encourage pedestrian activity.

The proposal for M-C2f2.2d254 land use district is in conformance with the MDP.

South Calgary/Altadore Area Redevelopment Plan (1986 – statutory)

This application was reviewed against the policies of the South Calgary/Altadore Area Redevelopment Plan (ARP), being the applicable local area plan. The Land Use Policy map of the ARP identifies the subject parcel as being Residential Medium Density. Specifically, the medium density policy statement notes that redevelopments in certain location of the community should “offer a variety of housing types attractive not only to single adults and childless couples, but families and seniors as well.”

Location Criteria for Multi-Residential Infill

In 2014, Council directed Administration to consider a variety of criteria in order to determine whether a site should be recommended for approval for multi-residential infill. The subject parcel meets the following 7 criteria:

- On a concern parcel;
- Within 400 metres of a transit stop;
- Within 600 metres of a planned Primary Transit (SW Transitway);
- Adjacent to multi-residential developments located across the street to the east, west and south;
- In close proximity to a planned Neighbourhood Corridor along 33 Avenue SW, as identified within the MDP, and thus a future Main Street;
- Located on a collector roadway, being 21 Street SW; and
- Provides direct lane access.

TRANSPORTATION NETWORKS

The communities of South Calgary and Altadore benefit from an existing grid road network. In addition to providing multiple points of access and egress, the grid also slows traffic flow and assists pedestrian and bicycle movement. No changes to the road network are proposed. A transportation analysis was not requested to determine the impact the proposed land use amendment. However, using the City of Calgary’s Trip Generation rates it was determined that

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

with the expected 33 multi-residential units, 20 AM and 23 PM peak trips would be generated that the existing road network could accommodate.

The site is served by Calgary Transit bus stops located 389 metres on 33 Avenue SW and 309 metres away along the west side of 20 Street SW.

UTILITIES & SERVICING

All required services are available for the proposed land use. A request for a sanitary servicing study was deferred to the development permit approval stage with notification that any anticipated upgrade costs will be at the sole expense of the developer.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment, and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Marda Loop Community Association provided 3 general comments based on its review of concurrent files LOC2015-0212 and DP2015-5249, see APPENDIX II.

Citizen Comments

Letters from the adjacent properties resulted in six (6) letters of opposition and one letter of support. A summary of opposition issues are provided below:

- Concerns relating to privacy (windows and balconies) and building separation between the existing Gateway Garrison Woods building and the proposed redevelopment.

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

- Visual impacts from a lack of buffer in the form of landscaping, back lane or street will result in a large wall being built in close proximity to the Gateway Garrison Woods property line.
- Noise from HVAC and mechanical units and the dust during the construction phase will negatively affect the quality of life
- Additional density and traffic in the area will lead to disruption and cause congestion.
- The area in general is lacking an overall transportation/traffic/mobility plan to ensure that quality of life for the area is not reduced by piecemeal approval of higher density land uses.
- Continuous parking problems along 35 Avenue SW may worsen with more angled or perpendicular car parking instead of parallel parking.
- Favourable sightlines and views of downtown Calgary will be blocked
- A proposed increase in density will significantly and adversely affect numerous adjacent residents and will detract from the character of the neighbourhood.

Public Meetings

Based on the comments generated by the City's notification to adjacent property owners, the developer organized 2 public meetings to better understand the concerns received. Public engagement meetings with the community members and neighbours were held on Sunday, April 24 and Tuesday, April 26, 2016. At the meetings, information related to the proposed land use and coloured renderings developed by the project architect and design team were presented to the public.

Feedback received from the engagement sessions was used by the applicant to reassess the land use application and address specific concerns pertaining to:

- overall unit count and density;
- visual impacts;
- privacy; and
- building height

A summary report of the engagement sessions has been included as part of this staff report, see APPENDIX III. Based on the comments from the public engagement, the applicant identified a number of ways to mitigate the concerns from the adjacent neighbours. While a number of changes have been earmarked for the development permit approval stage, the three biggest concessions offered on this application include:

- i. reduction to the Floor Area Ratio (FAR) from 2.5 to 2.2;

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

- ii. reduction in the unit count from 34 to 33 units and revisions to the density modifier from 262 unit per hectare to 254; and
- iii. developing the proposed building with a maximum 14 metre height as stated within the existing M-C1 regulations instead of the maximum allowable of 16 metres within the M-C2f2.2d254 district.

Following the engagement sessions, the applicant expressed the desire to amend the land use application and rezone the residential parcels to a Direct Control District in order to place a maximum on the height of the proposed building. However, after reviewing the request Administration did not support the changes to a Direct Control District. Instead Section 20 of Land Use Bylaw 1P2007 was cited for the applicant, which clearly states that:

“Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

Direct Control Districts must not be used:

- (a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or
- (b) to regulate matters that are regulated by subdivision.”

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

APPENDIX I

APPLICANT'S SUBMISSION

B&A Planning Group is working with the applicant and owner on a parcel located at 3511/3515 21 St SW which is currently zoned M-C1. The application proposed is for a building with 33 units and requires a land use amendment from M-C1 to M-C2f2.2d254 (the next available land use district) to allow for an increase in density. M-C1 allows for a maximum of 19 units and the proposal will increase this parcel by another 14 units.

The parcel received approval for a townhome project (through a Development Permit) a few years ago, however, due to the conditions of the market the project was suggesting a price point that was not going to be well received and likely the project would continue on hold.

The land use proposal is being requested for the following reasons:

- To provide increased density which is consistent to other buildings in the surrounding area (The Infinity, Avenue 33 and Marda Station)
- To provide a range of smaller units so the price point is attainable for more people who work in the immediate neighborhood.
- Increased density at this location creates economical feasibility of bringing all parking below grade in an underground heated parkade instead of through surface parking.

The site is located within 400m of the Garrison Woods mixed use commercial area, 33rd Avenue Commercial Corridor and five existing City of Calgary bus routes, it is directly adjacent to a 155 unit multi-family complex (Gateway Garrison Woods) and south of two smaller multi-unit buildings. It was recognized by the design team that the area is intended for medium density residential development within the ARP and the adjacent parcels are all zoned M-C1, therefore sensitive consideration was given to the design details and massing, to ensure it was compatible and didn't set a new precedent for the area.

Development within established communities is always a challenge. While policies identify the long-term desired fabric for areas, change to our environment, especially when redevelopment is more intense, it is never something neighbours are prepared for or desire. We understand that it is a natural response for residents that live near to a proposed building to prefer a less intense development or have it remain in its current lower density configuration. Care and attention has been given to address the interface between the proposed building and the adjacent parcels.

The parcel today at M-C1 zoning allows for 19 residential units. The application is proposing 33 units (with 8 of the additional units containing no parking). A strata car is being proposed/offered for those units that won't have parking stalls and Car2Go minutes/memberships will be provided to all units within the building. A parking study was completed recently for this proposal and the results concluded that while parking isn't

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

overabundant, it is available and not at capacity. The application proposes underground parking with access off 35th Avenue SW. A few new developments have been completed in the last month within the area, coupled with the closure of Flanders Avenue, and it is evident that residents are faced with more than desired traffic in the area. These conditions will likely subside as the Village Ice Cream has drawn a more regional interest upon its grand opening and Flanders will re-open in the near future.

A development permit application is currently under consideration for the subject site. The building is proposed for a maximum of 14m height (consistent with the existing M-C1 land use zoning). Care and attention has been given to the building facades, window placements, and balcony setbacks.

The owner is committed to present a high quality residential building that compliments the community and improves the 21st ST SW streetscape and public realm. Marda Loop is experiencing great redevelopment pressures and high quality developments will ensure a long-term vibrant community.

We kindly request the support of Calgary Planning Commission and City Council for this redevelopment parcel within southwest Calgary.

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

APPENDIX II

COMMUNITY ASSOCIATION LETTER

RE: DP2015-5249 / LOC2015-0212

January 20, 2016

We have the following comments regarding the above noted applications:

1. There were concerns expressed by the existing condo residents to the west of the proposed project due to the increase in the size, density and the nature of the project. In our meeting with the applicant, we have asked the applicant to seek support for the project from the immediate neighbours. We have not received any feedbacks from the applicant.
2. There is a significant deficiency in the amount of parking provided. Many new and proposed multi-family projects in our area has been approved with deficient on site parking which is now creating problems for street parking.
3. The building elevations should be improved in terms of design and building materials.

Please let me know of your thoughts on this.

Regards,

Roy Lee
MLCA Development and Planning Committee

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

APPENDIX III

APPLICANT'S SUBMISSION ON PUBLIC MEETING OUTCOME

B&A Planning Group is working with the applicant and owner on a parcel located at 3511/3515 21 St SW which is currently zoned M-C1. The application proposed is for a building with 33 units and requires a land use amendment from M-C1 to M-C2 (the next available land use district) to allow for an increase in density. M-C1 allows for a maximum of 19 units and the proposal will increase this parcel by another 14 units.

The parcel received approval for a townhome project (through a Development Permit) a few years ago, however, due to the conditions of the market the project was suggesting a price point that was not going to be well received and likely the project would continue on hold.

The land use proposal is being requested for the following reasons:

- To provide increased density which is consistent to other buildings in the surrounding area (The Infinity, Avenue 33 and Marda Station)
- To provide a range of smaller units so the price point is attainable for more people who work in the immediate neighborhood.
- Increased density at this location creates economical feasibility of bringing all parking below grade in an underground heated parkade instead of through surface parking.

The site is located within 400m of the Garrison Woods mixed use commercial area, 33rd Avenue Commercial Corridor and five existing City of Calgary bus routes, it is directly adjacent to a 155 unit multi-family complex (Gateway Garrison Woods) and south of two smaller multi-unit buildings. It was recognized by the design team that the area is intended for medium density residential development within the ARP and the adjacent parcels are all zoned M-C1, therefore sensitive consideration was given to the design details and massing, to ensure it was compatible and didn't set a new precedent for the area.

The developer team held a meeting with the Gateway Garrison Woods residents on Sunday, April 24th from 2:00pm-4:00pm and 20 residents were in attendance. An Open House was held on Tuesday, April 26th from 6:00pm-8:00pm at ATB Financial and 6 people were in attendance. Comments were made by owners and renters from the adjacent building (Gateway Garrison Woods) during our meeting and they include:

- M-C2 was going to set a new precedent for the area while the rest of the area is zoned M-C1 and there is a concern that this will be the new land use everyone will want to use;
- The M-C2 guideline has a maximum height much higher than M-C1 (not compatible with the area);
- The landscape buffer is not an adequate separation between the properties and the building is too close to the Gateway and utilities exist within this buffer.
- The area has parking and traffic problems, especially a concern with the driveway access into the Gateway; and
- We heard from some residents that they liked the design of the building in addition to a few that didn't like the proposal.

Also, a summary of the comments received by the City of Calgary during the circulation include:

LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

- Concerns relating to privacy (windows and balconies) and building separation between the existing Gateway Garrison Woods building and the proposed redevelopment
- Visual impacts from a lack of buffer in the form of landscaping, back lane or street will result in a large wall being built in close proximity to the Gateway Garrison Woods property line.
- Noise from HVAC and mechanical units and the dust during the construction phase will negatively affect the quality of life
- Additional density and traffic in the area will lead to disruption and cause congestion. The area in general is lacking an overall transportation/traffic/mobility plan to ensure that quality of life for the area is not reduced by piecemeal approval of higher density land uses.
- Continuous parking problems along 35th AV SW may worsen with more angled or perpendicular car parking instead of parallel parking.
- Favourable sightlines and views of downtown Calgary will be blocked
- A proposed increase in density will significantly and adversely affect numerous adjacent residents and will detract from the character of the neighbourhood.

As part of the application response, our team prepared a letter offering a response to all the questions raised during the circulation. We have included a copy of these responses within our Applicants Submission.

Our team has given great thought and consideration to the comments heard by the adjacent residents, and presented a revised land use option to the City of Calgary that we would like considered:

*It was very evident at our meeting with residents, with the most vocal representation coming from units that are directly opposite the proposed building, that an M-C2 standard district presents a new precedent for the area, as the properties in the immediate vicinity are zoned M-C1. The biggest difference between the M-C1 district and the M-C2 district is height. While we identified to their group that the intention is a building that meets the M-C1 height (as seen in the Development Permit application) it is our suggestion that the land use application be revised to a **Direct Control District** that would restrict the height of the building to ensure that the parcel remains compatible with the neighbourhood. In addition to height restriction we could also set a maximum floor area ratio (FAR), and a maximum number of residential units to ensure the proposal that was presented is realized and not another building that is higher and more intensely developed.*

We proposed the following general components within the Direct Control:

- Reduction of FAR to 2.2 from 2.5 (this will ensure the development as proposed is not exceeded)
- Apply the maximum density to 254 units per hectare (33 units maximum)
- Reduction of Building Height to M-C1 maximums of 14m
- Motor Vehicles parking reduction to 30 stalls (25 resident/5 visitor) from 38 as smaller units have been proposed to respond to market demand and a strata car will be provided within the parkade for those 8 units that do not have parking.

It was our desire that the City of Calgary Administration would be willing to revise our application to Direct Control before it was heard by Calgary Planning Commission, on May 19th. The City of Calgary, however, has a clause within the Land Use Bylaw (Section 20) stating that a proposal must not be a Direct Control District if the application meets the standard district rules. It is the City's desire to maintain standard land use districts wherever possible and we are respectful that this is a restriction for Administration.

This interpretation of Section 20 of the Bylaw doesn't allow us to customize an application at Land Use

LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

approval, which in our opinion based on our resident meeting, would offer a greater sense of security to the neighbours. We recognize that it won't address all the comments of the residents but it would address a number of the comments we heard.

Development within established communities is always a challenge. While policies identify the long-term desired fabric for areas, change to our environment, especially when redevelopment is more intense, is never something neighbours are prepared for or desire. We understand that it is a natural response for residents that live near to a proposed building to prefer a less intense development or have it remain in its current lower density configuration. Care and attention has been given to address the interface between the proposed building and the adjacent parcels.

The parcel today at M-C1 zoning allows for 19 residential units. The application is proposing 33 units (with 8 of the additional units containing no parking). A strata car is being proposed/offered for those units that won't have parking stalls and Car2Go minutes/memberships will be provided to all units within the building. A parking study was completed recently for this proposal and the results concluded that while parking isn't overabundant, it is available and not at capacity. The application proposes underground parking with access off 35th Avenue SW. A few new developments have been completed in the last month within the area, coupled with the closure of Flanders Avenue, and it is evident that residents are faced with more than desired traffic in the area. These conditions will likely subside as the Village Ice Cream has drawn a more regional interest upon its grand opening and Flanders will re-open in the near future.

We are committed to present a high quality residential building that compliments the community and improves the 21st ST SW streetscape and public realm. Marda Loop is experiencing great redevelopment pressures and high quality developments will ensure a long-term vibrant community.

The following proposed Direct Control Guideline has been included for information. A separate CPC package contains additional information including:

- Context Map
- Renderings
- Shadow Studies
- DP Site Plan
- Neighbour Interface (Buffer)
- Letter of Response

Our team will be available at Calgary Planning Commission (CPC) and Council to answer any questions, we hope we are able to gain support for a Direct Control District and that CPC will make a motion to City Council to approve the application with a Direct Control Guideline.

PROPOSED DIRECT CONTROL GUIDELINE

Purpose

1 This Direct Control District is intended to:

- (a) provide for **Multi-Residential Development** that is sensitive to the surrounding context;
- (b) have **Multi-Residential Development** of low height and medium density;
- (c) allows for varied **building height** and **setback areas** in a manner that reflects the immediate context;
- (d) is intended to be in close proximity, or **adjacent** to, low density residential

LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

- development;
- (e) provides **outdoor space space** for social interaction; and
- (f) provides 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**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.2.

Density

- 8 The maximum density for **parcels** in this Direct Control District is 254 **units** per hectare.

Setback Areas

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 12.

Building Setback

- 10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres;
- (2) The minimum **building setback** from a **property line** shared with a **property line** shared with another **parcel** is 1.2 metres; and
- (3) The minimum **building setback** from a **lane** is 1.2 metres.

Building Height and Cross Section

- 11 (1) Unless otherwise referenced in subsections (2), all requirements of Section 604 of the Land Use Bylaw 1P2007..
- (2) The maximum **building height** is 14.0 metres; and
- (3) **Building** eaves may project a maximum of 1.5 metres into the setback area as defined

LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

by subsection 604(2).

Required Motor Vehicle Parking Stalls

- 12** Under this Direct Control District, the maximum number of *motor vehicle parking stalls* required shall be 30 stalls.

Relaxations

- 13** The *Development Authority* may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007

LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

APPENDIX IV

From: [MLCA President](#)
To: [Paul Frank](#); [Sasges, Mark](#); [Elahi, Fazeel](#); [Hall, Ryan](#); [Pincott, Brian](#); [Keating, Shane](#); [Carra, Gian-Carlo S.](#); [Cope, Ian](#); [Holberton, Kimberly](#); [MLCA Development](#)
Subject: Re: Calgary Planning Commission - May 19 - Agenda 5.01 - LOC2015-2012
Date: May 19, 2016 9:17:30 AM

Hello Frank,
The MLCA finds your request for an extension to be reasonable. I have not seen any further responses from the City so not sure if they are able to accommodate or not.

Please keep us informed - I have provided our Development committee chairs' email above.

Thanks,
Anne

Anne Kaufmann
President
Marda Loop Communities Association
<http://www.mardaloop.com>
Cellular: 403-560-3494

"an evolving, vibrant, urban community that is engaged, connected, and desirable."

From: Paul Frank <[REDACTED]>
Sent: May 16, 2016 8:03:34 PM
To: Mark.Sasges@calgary.ca; Fazeel.Elahi@calgary.ca; Ryan.Hall@calgary.ca; Brian.Pincott@calgary.ca; Shane.Keating@calgary.ca; Gian-carlo.carra@calgary.ca; [MLCA President](#); ian.cope@calgary.ca; kimberly.holberton@calgary.ca
Subject: Calgary Planning Commission - May 19 - Agenda 5.01 - LOC2015-2012

Dear Councillors, President of the Marda Loop Association and City Administration,

Attached please find a letter from me on behalf of the Condo Board of the 158 unit Gateway Garrison Woods building which is directly adjacent to proposed Land-Use change and new development, and the most affected by this proposal.

We are respectfully asking for an adjournment of the hearing of this application scheduled for May 19th at the Calgary Planning Commission.

Sincerely,

Paul Frank
Director, Gateway Garrison Woods

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

From: [Paul Frank](#)
To: [Sasges, Mark](#); [Elahi, Fazeel](#); [Hall, Ryan](#); [Pincott, Brian](#); [Keating, Shane](#); [Carra, Gian-Carlo S.](#); [president@mardaloop.com](#); [Cope, Ian](#); [Holberton, Kimberly](#)
Subject: Calgary Planning Commission - May 19 - Agenda 5.01 - LOC2015-2012
Date: May 16, 2016 8:11:59 PM
Attachments: [Letter to CPC on LOC2015-0212.pdf](#)

Dear Councillors, President of the Marda Loop Association and City Administration,

Attached please find a letter from me on behalf of the Condo Board of the 158 unit Gateway Garrison Woods building which is directly adjacent to proposed Land-Use change and new development, and the most affected by this proposal.

We are respectfully asking for an adjournment of the hearing of this application scheduled for May 19th at the Calgary Planning Commission.

Sincerely,

Paul Frank
Director, Gateway Garrison Woods

LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016

MAP 5C

Gateway Garrison Woods
Condo Board
2233 – 34th Ave SW

May 16, 2016

Calgary Planning Commission
Councillor Shane Keating
Councillor Gian-Carlo Carra
Councillor Brian Pincott
Mark Sasges, Coordinator Community Planning
Planner Ryan Hall
Planner Fazeel Elahi
President of the Marda Loop Association

Sent by Email

RE: Garrison Woods (Marda Loop) Proposal: LOC2015-0212
Hearing Date: May 19, 2016 at Calgary Planning Commission
Agenda Item 5.01

We have reviewed the City of Calgary Administration Report to Planning Commission on this proposal and despite some clear opposition from residents of our 158 unit building that are the most directly impacted; we note this is proposal is proceeding to the Calgary Planning Commission this week.

There have been concerns raised about the change in land-use that will allow for a significantly higher density, more units, higher building, parking and traffic issues, sewer and water capacity issues, and other adverse effects. Further, there are a number of concerns raised by residents about the proposed development building itself, noting the distance from our Gateway Garrison Woods building's east facing façade with balconies to the property line is only about 36 feet.

We would like to address these issues with the community association, Ward 11 Councillor Brian Pincott, other members of City Council and the Calgary Planning Department. Unfortunately, the way in which the owner and developer have chosen to proceed with their combined land-use and development proposal has not allowed us, as a volunteer board, time to address the numerous issues.

An example of one of our direct concerns is the fact that the developer says they have a parking study that suggests there is enough parking in the area. That is not the view of

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

residents and owners of the area. Interestingly, we note that the parking study was done between 4:00 PM and 6:00 PM. However, in parts of the affected area there are one-hour parking restrictions in place every day until 7:00 PM and the manager of retail stores in the area has increased their enforcement of parking for their customers. We would like the opportunity to examine the developer's parking study in more detail.

Further compounding the parking and traffic issues, this new development proposes having a number of units without any parking stalls assigned to them.

During our previous SDAB appeal of the existing Development Permit allowing for 10 townhomes for this site, this same developer acknowledged that not engaging with our Condo Board and owners was an oversight.

The Condo Board, on behalf of the owners and tenants of Gateway Garrison Woods, feels there has not been adequate consultation or time for us to raise issues, have our concerns addressed or to address very new issues arising such as the developer and owner now applying for a change to a Direct Control Land Use designation.

Notably, despite previous "oversights" there was no pre-application engagement or discussions by the owner or developer with us and the following is the timeline:

- One notice was sent to adjacent land owners by The City during December 2015, requiring complaints to be filed by mid-January 2016;
- In March, 2016, we tried, but were unable to view the development plans in the Planning Department because the plans "were under review by the planning department.";
- April 24, 2016, was the first time any resident, owner or board member was able to see the proposed development plan, raise concerns and find out about the application and construction timelines; and
- April 28, 2016, our building had an AGM where owners and residents raised a number of concerns with us.

As is clear, and because of lack of interaction and engagement of the developer with us, the first time we saw the proposed plans and drawings was just 3 weeks ago.

Compounding the issue further for our volunteer Condo Board is that we have a new condo management company starting on June 1st. Further, we are considering creating a stakeholder committee to consider the proposed land use and development issues that have been raised.

**LAND USE AMENDMENT
ALTADORE (WARD11)
21 STREET SW AND 35 AVENUE SW
BYLAW 173D2016**

MAP 5C

We note, that our residents, owners and board members are not opposed to developments in general, however, we should be granted an appropriate and realistic timeline to address issues and concerns we have on any development proposal, and certainly about potential land use changes.

As you can appreciate, any person buying a home on the east-side of our condo building since 2003, has the right to expect the existing M-C1 Land-Use to be used for any proposed development on the subject site. A change to M-C2 or Direct Control Land-Use is a highly impactful change that affects our building and the entire area and creates a land use uncertainty precedent for all other developable parcels in the Marda Loop and Garrison Woods area.

Understanding this, we respectfully request an adjournment of the Calgary Planning Commission consideration of this application until this fall. In the absence of that adjournment request being accepted, we have no choice but to oppose both this proposed change in Land Use as well as the proposed development.

Sincerely,



Paul Frank
Director, Gateway Garrison Woods

Cell: [REDACTED]

Email: [REDACTED]