

Community Association Response

May 20, 2021

Brendyn Seymour
Planner | Centre West Community Planning
The City of Calgary
5th Floor, 800 Macleod Trail S.E.
Calgary AB T2G 2M3

Dear Brendyn:

Re: LOC2020-0022,0023; DP2021-2356,2354, Various Sites 33rd Street SW – Truman Homes

DEVELOPMENT PERMIT AND LAND USE AMENDMENT

Further to our last letter, we continue to have excellent experience with this applicant and advisors. As with our prior engagement processes, through collaboration and initiative, we have worked together to create successful projects.

Urban Design Comments

The Westbrook 33rd project is well-thought out in terms of its relationship to, and engagement with the street. The project attempts to create a robust urban experience on a busy pedestrian corridor that funnels pedestrians from the neighborhood as well as 17 Avenue to Westbrook Mall bus routes as well and the LRT. Having a retail and services-based main floor, and adequate step-back engages the user and provides a continuation of the 'high street' experience from 17th Avenue to 33rd Street, en-route to the station.

The residential floors are stepped back for a more intimate scale; and the building massing is done sensitively to create an appropriate bridge between the single-family homes behind, as well as the potential density across 33rd Street on the former Earnest Manning School site. Although we have some concerns about the relaxations sought in Floor Area Ratio ("FAR") and building height, the developer has demonstrated sensitivity and understanding by filing a concurrent Development Permit ("DP") and moving their rooftop amenity to the West- a move that will further enliven the building edge and create activity closer to the more public 33rd Street.

They have used a contemporary palette of colours and materials to create a design that is hip, interesting and will really improve the urban experience of the area in general.

Resolution of Prior Concerns

Further to our previous letter regarding the land use, the following have now been addressed:

- Two high-quality DP applications have been received.

- Our concern regarding a nearby site owned by the applicant that has seen no activity in the past two years has been addressed. This site, the applicant's West 17th project, has now commenced construction with completion targeted for late 2022.
- The orientation of the rooftop patios has been moved to the west, as suggested.
- The opportunity to maximize underground parking has been sufficiently explored.

The following issues in our previous letter have not yet been sufficiently addressed:

- The building height modifier continues to be 26 meters. We do not agree with City staff's position that extra height should be written into the land use to accommodate rooftop structures (in this case a pergola and a horizontal concrete beam). This introduces the risk of unforeseen circumstances resulting in a different building here, or a nearby building elsewhere with the 26-meter precedent set. Accordingly, we would rather the height relate to the actual building proposed in the DP, and the rooftop structures be granted as a relaxation for concession for good DP design proposal, like the one we see here. This would be 22.56 meters for LOC2021-0022 and 22.96 meters for LOC2021-0023. Even with the rooftop structures included, LOC2021-0023 should have its height limited to the DP supported height of 23.3 meters.
- The FAR of 5 asked for is also considerably larger than represented massing in the actual DP. We ask again that City staff match the FAR calculations in the development permits of 3.60 and 4.27 for LOC2021-0022 and LOC2021-0023, respectively, as part of the concurrent process.
- With a setback of 0.6 meters, the alley continues to be too narrow for multi-family residential, especially if there is a commercial ground floor. We would want the applicant to provide a setback to expand the alleyways by 1.25 meters, without relying on anticipated cooperation on the other side when it develops. Alternatively, vehicle access off 33rd could also alleviate this condition by improving circulation. We believe incremental improvements through transportation reviews can be reasonably anticipated.
- While we acknowledge the transition to hourly parking in front of the building, beyond that, we would like to see formalized street front parking area in front of this development on 33rd Street. We ask that laybys like those in front of the nearby Corus building be considered, as these have been successful in attracting short term visits to the adjacent businesses, while adding visual interest to the pedestrian realm. An attractive street parking area would reduce alleyway traffic, improve available parking area, and provide greater convenience for retail tenants.

With our major concerns addressed, and some minor remaining issues requiring satisfactory resolution in the City review and approval process, the Shaganappi Community Association would support this development.

Thank you.

Yours truly,
Shaganappi Community Association
Michael Wilhelm
President

Weston Bronconnier, CFA
Area Representative, Development Committee

Ramneet Cheema, B. Arch, M.Arch,
M.A. Housing & Urbanism
Development Committee Member

Cc:
Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary
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