

Lori Bokenfohr

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July 19, 2021

City of Calgary
700 Macleod Trail SE,
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Attention: Office of the City Clerk

VIA EMAIL
Cityclerk@calgary.ca

Dear Sir or Madam:

Re: 1624 and 1628 33 Ave SW – LOC2021-0054

This letter is in response to the proposed Land Use Amendment made by Sarina Homes (the “**Applicant**”). I am a neighbour directly across the lane from the site. My concerns are as follows:

1. The proposed commercial development directly conflicts with the South Calgary/Altadore ARP (“**ARP**”) goals of avoiding random commercial development outside the community’s established “commercial centre”.
2. The proposed use of the site for a rental building conflicts with the ARP goals of establishing stability where there has been high transience and turnover, and preserving residential character while allowing for limited higher density development in designated areas.
3. The proposed underground parkade in the lane directly conflicts with the specific ARP goal of restricting commercial access to the lanes between 32nd and 33rd Avenues S.W. There was no Transportation Impact Assessment performed, and the City has no funding in place for public rights of way in connection with the site.¹
4. Density of f3.5 is too high and unsuitable for locations on 33 Ave. SW that are west of 18 Street SW.
5. The safety of families and children who use South Calgary Park was not considered by administration or the Calgary Planning Committee.²
6. The submissions of the Marda Loop Community Association were not considered.³
7. The Calgary Planning Commission Report to ISC of September 3, 2020 indicates that a submission to the Urban Design Review Panel should be made upon submission of the

¹ Agenda: administration’s submission to Council, Attachment 1 page 4 of 6.

² Minutes and recording from meeting held June 21, 2021, at Calgary.ca.

³ Agenda: administration’s submission to Council, Page 3 of 4.

development permit. It's not clear this item is still on the radar of Administration, the CPC, or Council.

8. Notice requirements under the *Municipal Government Act* were not complied with.⁴

Applicable Legislation and Policy

Land use bylaws passed under the *Municipal Government Act* are the primary implementation tools of the planning process.⁵ Area redevelopment plans supplement land use bylaws by providing more detailed parameters within which the latitude of discretion of the approving authority should be exercised in a particular area of the City in order to achieve the desired aims within the community.⁶

The Main Streets 33rd and 34th Avenues SW Marda Loop Streetscape Master Plan (“**Main Streets**”) is often referred to when development in the community is considered, but at this point it is not policy.⁷ It is described as “a compilation of ideas and recommendations”,⁸ adopted only by the Transportation Leadership Team⁹. Because Main Streets is not policy, no development authority or Municipal Government Board can have regard to it for the purposes of this application.

Several sections of the ARP reinforce the overarching plan for a centralized commercial core in the community. Commercial development along the “commercial centre”, in the area of 33rd Avenue between 19th and 21st Streets will create a revitalized commercial core,¹⁰ and commercial redesignations in other inappropriate areas of the community is discouraged under the ARP.¹¹ No new local commercial areas, nor expansions to the existing local commercial areas are envisaged,¹² and commercial redesignation outside the existing commercial centre would defeat the ARP goals.¹³ Random commercial development is also discouraged.¹⁴ Restricted commercial access to the lanes between 32nd and 33rd Avenues S.W. is specifically required to ensure that the commercial centre does not have a negative traffic impact on the adjacent conservation and infill and medium density residential areas to the immediate north and west.¹⁵

The Inner City Plan recommends two general residential land use policies for the Community: 1) conservation of the existing character to function as a stable family residential area; and 2) in

⁴ RSA 2000, c M-26.

⁵ *Hartel Holdings Co. Ltd. v. City of Calgary*, [1984] 1 S.C.R. 337 at 352.

⁶ *Bridgeland Riverside Community Association v. Calgary (City)*, 1982 ABCA 138, 135 D.L.R. (3d) 724 at para 11.

⁷ The Main Streets Master Plan has apparently been adopted by the Transportation and Leadership Team, per the May 1, 2019 SPC On Planning and Urban Development meeting minutes, at item 7.2, with the committee recommendation adopted at the Combined Meeting of Council May 27, 2019 at item 7.5 of an omnibus motion.

⁸ Final Report March 2019.

⁹ Conversation with Kevin Barton, Main Streets Urban Strategy Lead, November 1, 2019. The approval by Transportation is also reflected in the May 1, 2019 SPC On Planning and Urban Development meeting minutes, at item 7.2, with the committee recommendation adopted at the Combined Meeting of Council May 27, 2019 at item 7.5 of an omnibus motion.

¹⁰ ARP Supporting Information Section 1.1.

¹¹ *Ibid.*

¹² Section 3.3.2.

¹³ Section 1.2.

¹⁴ *Ibid*, Section 3.2.2.

¹⁵ *Ibid*, Section 1.1.5.

certain designated areas density that includes single family, duplexes, fourplexes, row housing, stacked townhouses, and walk-ups in certain areas.

Consultation

The Applicant did not conduct any community consultation. Instead, there were two online information sessions only. I was not able to attend either of these. The applicant emailed a link to the recorded sessions at engage1600.ca, but I was not able to open the link.

Municipal Government Act

The *Municipal Government Act* (“**MGA**”) requires that notice provided in certain ways.¹⁶ In this case, the City mailed notice of only proposed Bylaw 123D2021. It did not mail notice of 45P2021.

Thank you kindly in advance for your consideration of the foregoing.

Best regards,

A handwritten signature in black ink, appearing to be 'Lori Bokenfohr', with a stylized, cursive script.

LORI BOKENFOHR

¹⁶ MGA subsection 606(5).

From: [Kim Kemper](#)
To: [Public Submissions](#)
Subject: [EXT] bylaw 123D2021
Date: Monday, July 19, 2021 2:41:49 PM

Re: Bylaw 123D2021

Application for Land Use Amendment: LOC2021-0054

Location: 1624 & 1628 33 Av SW (the 'Property')

I am a resident of 32 Av SW, directly across the lane (north) of this proposed land use redesignation and will be directly affected by future development of the Property.

Although we are in favour of redevelopment of the Property, we **cannot support this Land Use Amendment** proposing to redesignate the land use for the Property:

From - MU-1F2.5h15 and R-C2

To - MU-1f3.5h20

The reasons for this objection:

1. Height;
2. Density;
3. Community Input; and
4. South Calgary/Altadore ARp.
5. Lack of Green Space and lack of LEED building practices

1. HEIGHT

1600 West vs COCO Development

- The proposed 1600West Development, (3 lots) comprised the 3 lots East of 16 St SW on 33 Ave SW . The City approved a height of 20m, over the objections of residents.
 - The NEW proposed 1600West Development (5 Lots), comprises the West half of the 1600 block of 33 Av SW.
 - If approved, over the objections of residents, would allow a 20m six story development to dominate not only the R-C2 neighbourhood but also the COCO Development (4 Stories in 15m) on the East half of the 1600 Block of 33 Av SW.
 - This will have major negative impacts on the neighbourhood.
- **The maximum height of the proposed 1600West Development (5 lots), measured from the south west corner of 16 St and 33 Ave SW, should NOT exceed the 4 stories in 15m as established by the COCO Development, thus the Application for the Property should NOT be allowed.**
 - New developments in residential areas **should impact adjacent neighbours as little as possible** - the proposed 1600West Development (5 lots) that would result from approval of this Application does not do that.

2. DENSITY

- Approval of this Land Use Amendment would permit the proposed 1600West Development (5 lots), @ f3.5, to have a proposed 125 units.
 - a 71% increase over the COCO Development @ f2.5, comprising 73 units,
 - a 150% increase over the proposed 1600West Development (3 lot) at 50 units, and
 - a 98.4% increase over the Harrison Project, a 5 story Sarina Homes commercial/rental development on 18 St SW, which has 63 units and is in the business district of South Calgary
- **This density is too high for the community - developments of this density were to be restricted to the Business District west of 18 St SW.**

- The proposed 1600West Development (5 lot) project that would result from this Application, **should NOT have a zoning (and the resultant height, density and massing) in excess of the COCO Development.**

- There are no commercial or commercial/residential developments of the scale, density and height of the proposed 1600West Development (5 lots) East of 18St SW.

- **Character and scale of the proposed development should be compatible with the surrounding area (Bylaw 43P2008).**

3. COMMUNITY INPUT

- Community input has been minimal at best.

- Notice of online engagements has been extremely limited - the June 24, 2021 online engagement had 11 viewers (down from 21 at the previous engagement).

- Questions are extremely limited as the engagement is only an hour and queries need to be typed in.
- This is NOT community involvement.

- There has NOT been adequate notice of meetings which deprives concerned citizens and the community of information and potential feedback on this Application.

4. SOUTH CALGARY/ALTADORE ARP

- **Any significant zoning change or changes to the ARP, such as this Application, should not be rushed and should include several well publicized meetings to ensure residents and interested citizens have adequate input to any significant changes to the community - this is NOT happening.**

- **A well publicized public "Town Hall" should be held on this Application.**

5. Lack of Green Space and LEED building practices

Having a F3.5 allows for this builder to have very minimal green space for community beautification.

Sincerely,

Kim Kemper

403 966 1907

1623 32 Ave SW Calgary AB T2T1V

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ReplyForward

Yes, I approve.

Thank you for your response.

I don't agree.

Reply Forward

