

FocusPoint Communications

PEOPLE PURPOSE PROPERTY

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2015 JUL -9 AM 9:41
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

July 8, 2015

Councillor Brian Pincott
City of Calgary Council

Re: 7812 Elbow Drive SW, Ward 11 / Proposed Land Use Redesignation

Dear Mr. Pincott,

The purpose of this letter is to provide the **reasons** in support of the land use redesignation of the subject property from the current RC1 to **MC1 d50** (maximum 4 residential units). The property, located on a busy section of Elbow Drive, is a vacant lot which previously housed a marijuana grow-up now torn down.

The intent of the owner is to develop a 4-plex multi-family unit that would fill a cavity between the large eye clinic adjacent to the north and the single family dwellings to the south.

1. Policy

a) Municipal Development Plan (MDP)

MDP Part 2 - City-wide policies has provided direction to the owner when considering options for the proposed redesignation. Sections 2.2 to 2.4 encourage a shift towards a more compact urban form, directing future growth of the city in a way that fosters a more compact efficient use of land, that creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighborhoods. Key directions include the provision of more choices within complete communities, directing land use change within a framework of nodes and corridors, linking land use decisions to transit and increasing mobility choices.

MDP's objective is also to ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and to create sustainable local communities.

In this regard, there are many examples of thoughtfully well-designed 4-plexes across the city that blend in contextually with other type of dwellings that include single-family homes.

b) Multi-Residential Infill Guidelines PUD2-14-0156

The proposed redesignation respects most of the requirements that support MC1 in this statutory document. Indeed, the property is near an existing transit stop, directly located on an arterial roadway, adjacent to an existing non-residential development to the north (the eye clinic), in the vicinity of a shopping center and a church within close walking distance, with a direct lane access (approximately 9 m wide).



2. Context

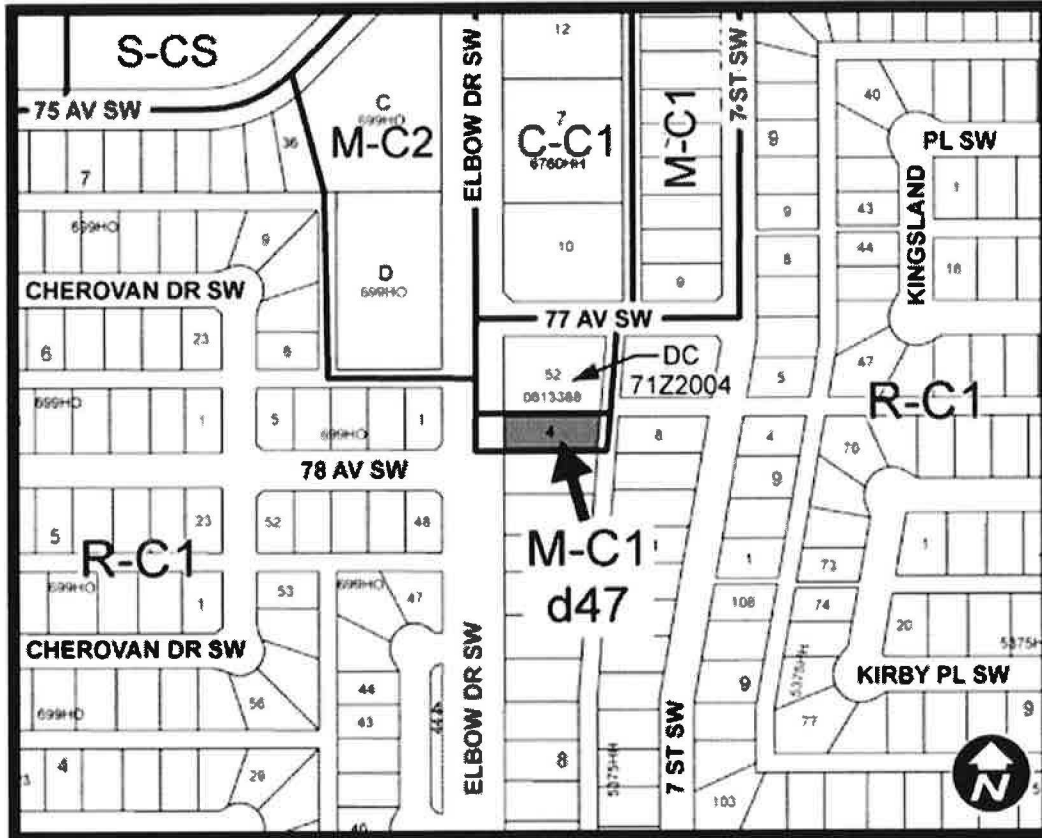
The owner had a pre-application meeting with City Administration in the summer of 2014 when considering various options, and a few possible districts for this land-use were discussed. In line with the CPAG team comments, it was deemed that the MC1 was the most appropriate.

MC1 offers more flexibility than MCG: MCG calls for all units to have their entrance facing the street, whereas MC1 where you could actually have the entrances of two units in back facing the backyard, which provides for a better design.

As mentioned, the subject property is close to a stop on a major transit network, close to a shopping center, neighboring a large eye clinic immediately adjacent north, with a busy church diagonally across the back alley.

The owner plans a design for the 4-plex that would contextually blend in harmoniously bridging the clinic to the north and the single family homes to the south.

Moreover, as shown on the following map, there are other MC1 and commercial land uses in close vicinity.



3. Response to Community Associations concerns

Having been invited again to meet with the community association following the May 7 unanimous CPC decision recommending the proposed redesignation to MC1, the owner of the property Alon Wolfman, and I met with certain residents invited by the Community Association June 15. The City's File Manager also attended this meeting.

There seems to have been a confusion among the participants in this meeting as to the number of units envisioned by the owner. The owner again reaffirmed that during the Pre-Application CPAG process last summer, the number of units was decreased from 6 to 4 to ensure contextual integration.

During the current application process, City Administration suggested to the owner to formally limit the number of units as planned by including a Density Modifier, which was agreed to by the Applicant in order to address concerns expressed by some residents of the community. Other residents however have expressed that they feel that the proposed use is quite appropriate for this particular section of Elbow Drive.

Preoccupations for parking caused by the nearby church also were raised as a major concern – however, with all due respect, these have no relation to the this application.

Furthermore, there are no additional shadow impacts anticipated because there is not much difference in the height limitations between RC1 and MC1. These matters can nonetheless be addressed during the subsequent Development Permit stage.

At this meeting we also heard concerns that there could be 16 cars associated with the proposed 4-plex (4 cars per unit), and the owner did not know exactly how to respond to this perception.

Although the Kingsland Community Plan is clearly not a statutory document, the owner has undertaken his best efforts to respect the sensitivities expressed in this community document in determining this proposed redesignation, while balancing his intention with an economically viable project that would be a sustainable contribution to the community.

The proposed 4-plex for this property constitutes a positive opportunity to fill in a cavity on Elbow Drive between a larger eye clinic to the north and the single-family homes to the south, while increasing density in a very gentle contextual way.

Based on these elements, and referring to the unanimous CPC decision May 7, 2015 (minutes attached for convenience), I would respectfully ask that you please consider supporting this application.

Sincerely,

Michel Berdnikoff



CC: Alon Wolfman
Mayor Naheed Nenchi
Councillor Ward Sutherland
Councillor Joe Magliocca
Councillor Jim Stevenson
Councillor Druh Farrell
Councillor Diane Colley-Urquhart
Councillor Sean Chu
Councillor Ray Jones

Councillor Evan Woolley
Councillor Gian-Carlo Carra
Councillor Andre Chabot
Councillor Shane Keating
Councillor Richard Pootmans
Councillor Peter Demong

ATTACHMENT 1FINAL

MINUTES OF THE CALGARY PLANNING COMMISSION

HELD ON THURSDAY, 2015 MAY 07, AT 1:00 P.M.

ENGINEERING TRADITIONS COMMITTEE ROOM, CITY HALL

Excerpt:

2015 May 07 - Page 10

ITEM NO.: 05 COMMUNITY:

FILE NUMBER:

PROPOSED REDESIGNATION:

MUNICIPAL ADDRESS: APPLICANT:

OWNER:

ADMINISTRATION RECOMMENDATION: PLANNING COMMISSION DECISION:

Lisette Burga Gheri

KINGSLAND (WARD 11)

LOC2014-0209

From: Residential – Contextual One Dwelling (R-C1) District

To: Multi-Residential – Contextual Low Profile (M-C1d50) District

7812 Elbow Drive SW Michel Berdnikoff

Ana Enciu Julianna Enciu Alon Wolfman

APPROVAL

2015 May 07

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 7812 Elbow Drive SW (Plan 3215HG, Block 8, Lot 4) from Residential – Contextual One Dwelling (R- C1) District **to** Multi-Residential – Contextual Low Profile (M-C1d50) District in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: G.-C. Carra Carried: 9 – 0

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July 7, 2015

2015 JUL -7 PM 12:41

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

THE CITY OF CALGARY
CITY CLERK'S

Dear City Clerk,

A land use redesignation of the property at 7812 Elbow Drive to allow the development of a single four-unit multi-residential building may have minimal impact on the larger community, however the submission from the applicant indicates a much larger concept in mind. The application submission states "a clear call for projects providing affordable living in the community," and "these include seniors, students, young families." An approval of land use redesignation from R-C1 to M-C1 along Elbow Drive would permit a series of multi-unit buildings up to 12 units each. This would negatively affect the residents of 7th Street SW and the surrounding area.

Such a development would seriously devalue the homes on 7th Street SW.

Urban densification is imperative, however Kingsland is already 61% multifamily; a higher ratio than the city average, at 31%. The character of Elbow Drive is derived from its single family homes from 4th Street SW to Canyon Meadows Drive. As an alternative to the submitted project, in-fill, semi-detached homes would increase density, provide green space and on-site parking for the home owner and would fit consistently with the character of the neighbourhood.

Parking in the 7800 block of 7th Street SW is already problematic with a church on the street, as well as mall and transit users. With no access or parking on Elbow Drive, the alley would provide the only access to the proposed property. Alleys are not designed for high volume traffic, thus resulting in noise, dust, and increased potential for accidents. A lack of visitor parking on the property as proposed would impact 7th Street SW negatively.

If the property is not suitable for single family dwellings as indicated on the submission, why is the developer promoting the use of this space for "seniors," "students," and "small families?"

Jane Jacobs, known for her influence in urban studies, has said local expertise is better suited to guiding community development than outside expertise. Let's work with our community planners to continue making Kingsland the best it can be.

Yours truly,

Sheila Black
7815 7th Street, S.W.
Calgary, Alberta T2V 1G5

cc: Brian Pincott

Albrecht, Linda

From: Murray Chehowy [mur_mc@hotmail.com]
Sent: Thursday, July 09, 2015 9:46 AM
To: Albrecht, Linda
Cc: mur_mc@hotmail.com
Subject: 7812 Elbow Drive SW - Land Use Amendment to M-C1d50

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2015 JUL -9 AM 9:51

THE CITY OF CALGARY
CITY CLERK'S

We are in favour of increasing the density along Elbow Drive and would support the City of Calgary in redesignating those single family properties on the corridor in question to a minimum of RC-2.

Given the age of the community and the style of architecture therein, a reshaping and re-design of the neighbourhood is worthwhile, as the need for inner city housing increases and the traffic worsens. The Kingsland community has been compromised by the residual effect of commercial development on MacLeod Trail. As it is with all commercial expansion, it is a positive-negative.

The location of the community of Kingsland is its strength and retaining this neighbourhood as a liveable and desirable community is the challenge. Integrating commercial and residential is a challenge that has been successfully resolved in many communities already. Some examples are: Garrison Woods, Inglewood, Kensington, Sunnyside, Mardaloo, etc.

Kingsland has so many positives:

1. Topography: with a natural slope, it lends itself to terracing, and easily integrates different heights, sizes, and shapes
2. Age of the community: the longevity of the community provides a level of security and stability for its residents and a support for local businesses.
3. Location: Kingslands' proximity to downtown, LRT, schools, hospitals and Chinook Mall make it quite unique in the city of Calgary, and more similar to the successful inner city neighbourhoods mentioned above.
4. Appeal to the elderly: With an aging population, and pressure on facilities, Kingsland is in the ideal position to throw its hat into the ring, to help accommodate independent living and "aging-in-place" with a re-zoning and good architectural planning.
5. Generous lot sizes: the large lots are a gift in a re-shaping a neighbourhood. The potential is exponential and with inspired planning

the re-zoning and re-development will benefit all. There should be no losers.

In assisting current owners wanting to upgrade their homes but unable to move left or right because of rezoning delays, it would behoove the city to either fast track the review process or put architectural and development people in place to expedite the approvals and free up council to deal with bigger issues rather than homeowners, one at a time.

We are appealing for a first step in this long journey to allow this 4-plex and legal suites on split properties combined with commercial development as the latter is already in place. The goal is to beautify and integrate. By refining the process we can collectively engage in more cost saving solutions in lieu of discussing each parcel independently, as long as we are committed to a common good and a broader perspective.

With regards to parking; the 4-plex will have one parking stall per unit and will attract a certain type of tenant for their particular transportation needs.

Recently, the City approved a 15 storey tower in East Village downtown with 167 condos and not a single parking stall for tenants' or visitor's automobiles. There is so much demand among young buyers and seniors for this option. Not all are reliant on the automobile.

It would be exciting to see new redevelopment and the start of improving the streetscape along Elbow Drive. Not all owners wish to continue with a patch and repair program that would better served by rezoning and reconfiguration. Economically it can make sense to build new with a smaller foot print on half or part of the lot. This area is appropriate for higher density with commercial throughout and Elbow Drive being a main traffic artery.

Regards,
Murray Chehowy
403-463-7744