

Dr. Paul R. Savage *

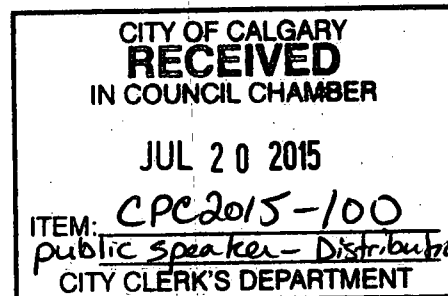
M.A., M.B., B.Chir., M.R.C.P., F.R.C.S., F.C. Ophth., F.R.C.S. (C)
Practice of Ophthalmology, with special interest in Retina - Vitreous

March 10, 2015

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via eMail: lisette.burgaghersi@calgary.ca

Re: 7812 Elbow Drive SW
File: LOC2014-0209



With respect to the application proposing to redesignate the Land Use for the above captioned property;

From: Residential - Contextual One Dwelling (R-C1) District
To: Multi-Residential - Contextual Low Profile (M-C1) District

We oppose this application as per the following;

1) Permitted and Discretionary Uses

The Applicant's Submission, 'envision a 4 unit multi-residential building, with vehicle access of parking provided via rear lane'.

Should 7812 Elbow DR SW be re-zoned M-C1, the owner of the property would be allowed to develop the said property to meet Permitted Uses in Part 6: Division 3 bylaw, as well as any of its Discretionary Uses, other than Residential Use.

Some of these Uses may not be compatible to the adjacent neighbourhood.

2) Density

The majority of the residential lots along the east side of Elbow Drive SW between 78th AV SW and Heritage Dive SW are single family dwellings current zoning R-C1 (R-1). (refer to Part Site Plan attachment).

The maximum density for M-C1 zoning is 148 units per Ha.
The site area for 7812 Elbow DR SW is 0.08475 Ha which allows the maximum density of 12 units.

Should 7812 Elbow DR SW be rezoned M-C1, the owner of the property would be allowed to develop the said property to greater density than stated in Applicant's Submission.

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3) Setback Area

The site coverage for M-C1 zoning enables development to have;

- Front yard - the greater of; the contextual multi-residential building setback, or 3.0m
- Side yard to be 1.2m
- Rear yard to be 1.2m

Should 7812 Elbow DR SW be rezoned M-C1, the owner of the property would be allowed to develop the said property to within 1.2m from the rear lane, which will have direct visual impact from the adjacent residences rear yard as a 'wall', instead of continued open space.

4) Building Height and Cross Section

The maximum building height for zoned M-C1 is 14.0m, which is 4.0m higher than the maximum allowable height of 10.0m for zoned R-C1 (R-1).

At the side yard property line, the eaves height for a zoned M-C1 building will be 10.2m then raises up the maximum allowable height of 14.0m on a 45 degree angle. This would cast significant shadows onto the northerly property.

- Refer to attached Part Streetscape drawing, showing Subsection 594(2).

The most significant impact would be the allowable height of 10.m to the rear yard of 1.2m from the lane of the zoned M-C1 development, as per Subsection 594(4).

5) Scale and Streetscape

We are the owners of 7808 Elbow DR SW, the property directly adjacent north of 7812 Elbow DR SW.

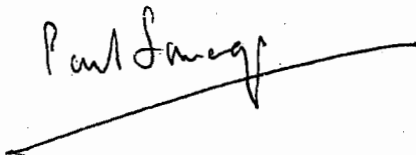
The 7808 property was re-zoned DC (Direct Control) on the design premise to replace the two dilapidated single family houses with a new development that takes the form of two bungalows, maintaining the existing streetscape scale, in height.

Of note, the DC guidelines were to maintain the same setbacks and height requirements as the R-1 zone.

Should 7812 Elbow DR SW be rezoned M-C1, the owner of the property would be allowed to develop the said property to the maximum allowable height that would have a significant impact on the overall Streetscape as well as visual / shadowing impact within the rear yards of adjacent and neighbouring property owners.

It is our opinion that a more fitting redesignation may be the Low Density Residential District R-C2, as it respects the Discretionary Use, Density, Setbacks, Building Height and Streetscape of the neighbourhood..

Paul R. Savage
Dr. Paul R. Savage Professional Corporation



Encl.

PE

HEAVY WEE WOOD
HIGH
SCHOOL

B
699HO

75 AV SW

75 AV SW

CHEROVAN DR SW

78 AV SW

CHEROVAN DR SW

CHINOOK DR SW

80 AV SW

CHINOOK DR SW

HERITAGE DR SW

DR SW (82 AV SW)

RM-5
D
699HO

R-1

RM-5
CDE9511665

RM-5
A
5904HM

CH

64289
6760HH

RM-4
216HS

123004

70293

722004

6376HH

CHURCH

CHURCH

KENDALL PL SW

75 AV SW

KINGSLAND PL SW

KINGSLAND PL SW

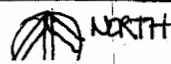
KIRBY PL SW

KIRBY PL SW

80 AV SW

KELVIN PL SW

KELVIN PL SW



NTS.

