

Community Association Submission



SCA COMMUNITY ASSOCIATION

Serving Strathcona, Christie & Aspen

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SCA CA response to CP&D re: LOC2021-0143

May 11, 2022

TO:

Jarred Friedman jarred.friedman@calgary.ca
Calgary Planning & Development

CC:

Maureen Smith [REDACTED]
Strathcona Christie Aspen Community Association President

FROM:

Strathcona Christie Aspen Community Association

RE: File LOC2021-0143 Application for Land Use Change at 7111-14 Avenue SW

Dear Mr. Friedman,

We write in response to the above Land Use Change application by Live Well Communities, Inc. ("LWC"), through its agent, O2 Planning & Design ("O2"). This response is reflective of comments received and summarizes key major areas of concern of the Aspen Woods residents we represent.

Our feedback is consistent and aligned with previous submissions from Aspen Estates Condominium and HOA boards of directors.

There are at least two primary concerns why local neighbours object to the Application:

1. First, further to the East Springbank Area Structure Plan ("ASP"), the maximum density allowed in the area is three to five units per acre ("UPA"). LWC/O2 has failed and refused to provide a commitment as to precisely what density they are actually proposing for the Lot, however to date what has been suggested is that the density they propose may be in the range of 50 UPA or more. This is a material change to the ASP, as a legally binding document governing development in the area. It is also a material change to an area of Aspen Woods that is otherwise developed solely through single-family homes, semi-detached and multi-dwelling residential homes.
2. Second, the Built Form (as defined in the ASP) of all residential structures in the area is required to be not more than ten meters high, which corresponds to a maximum of three storeys above ground level. The Built Form is also required to be harmonious with the surrounding structures. LWC/O2 have provided no meaningful detail of the built form proposed, other than it will be 16 meters tall, which means five storeys above ground level. Once again, this is a material change to the ASP as well as the area of Aspen at issue. For example, the entire existing neighbourhood is within the current Built Form, including the multi-dwelling, 3-storey, 'Lofts in Aspen Estates' located on the northwest corner of 17th Ave SW and 69th St. SW.



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ADDITIONAL CONCERNS

To be clear, the residents of Aspen Estates in Aspen Woods object firstly to amending the ASP, and secondly to amending the current zoning, based on the Application as currently framed to construct the proposed five storey (16m, 52.5 ft), multi unit 'Seniors' rental-housing building with Commercial/Retail and parking at grade. As noted above, among other things, LWC/O2 has failed and refused to make a binding commitment that this is what they will construct, as well as what the built form and density will be, and also that residency will be restricted to senior citizens (e.g., those who are at least 65 years old).

Additional concerns include the following:

(A) Lack of Comprehensive Planning

Aspen Estates in Aspen Woods is a mature, well-planned residential area and therefore any development proposal should be assessed as a whole to ensure its appropriateness within the existing context of the neighbourhood. The ASP states that:

1. *An Outline Plan/Land Use Amendment should, whenever practical, comprise an entire neighbourhood area.*
2. *Where (1) is not achieved, the Developer may be required to demonstrate through a conceptual design of a logical planning cell, that these areas can be developed in a logical and comprehensive manner.*

The Application has not addressed, let alone met, this requirement. The Lot, at 1.23 acres, is the smallest in a grouping of surrounding acreages (5 acre + 5 acre + 10 acre) and no conceptual design has been provided.

This is especially important in light of another application (LOC2021-0196) submitted for the adjacent development proposal on 5 acres. Both applications have been made independent of each other with a divergent vision on scope, scale, design and function with no coordination for road access, traffic safety design, parking, water main/sanitary sewer/storm sewer design and natural tree stand retention/conservation design principles.

(B) Other Issues Yet Unaddressed

There are additional areas where lack of information and/or misalignment with City policy is evident. For example, and without limitation:

- (i) *Traffic, Parking and Pedestrian Safety:* High density on a small land parcel (1.23 acre) that is the Lot will yield significant traffic & parking issues including retail & commercial facilities drawing commercial vehicles into a residential area.
- (ii) *Lack of Synergy With Existing Community:* LWC/O2 have provided no information or details regarding a transition zone between the proposed development and surrounding single-family dwellings. The community is comprised of single-detached, semi-detached and multi-dwelling residential homes with definitive Architectural Controls. The construction of a 5-storey rental



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apartment building adjacent to the nearby homes in Aspen Estates does not allow for an adequate transition zone.

- (iii) Densification Away From LRT Station: The Application for a proposed multi-residential 5-storey development of uncertain character is also not aligned with the City's Standard Density Infill Development Area policies which mandate that "Higher density residential and commercial development is encouraged to occur within the 450 m radius of an LRT station". The Lot at issue in the Application is located approximately 800 meters from the 69th Street LRT station.

CONCLUSION

Residents of Aspen Estates in Aspen Woods wish to be clear that they are not against development or reasonable increases to densification within the ASP guidelines but they do expect a logical, detailed and clear proposal to assess. Therefore, the residents of Aspen Estates in Aspen Woods strongly oppose the Application in its current form.

Thank you.

Sincerely,

SCA Community Association