

Comments from the Kingsland Community Association



Kingsland Community Association

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April 29, 2019

Ezra Wasser
File Manager - City of Calgary
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403.268.1495

Re: LOC2019-0043 DP2019-1456 7103 7 St SW R-C1 to M-CG Fourplex

Dear Ezra,

Kingsland Community Association (KCA) reviewed the concurrent rezone and development permit applications for 7103 7 St SW and we are opposed these applications for reasons outlined below.

LOC2019-0043 R-C1 to M-CG – KCA IS OPPOSED

- 1) Application represents a spot rezone to M-CG and sets precedence for 6 or 7 single family homes to the south. Our community plan outlines areas much better suited to fourplex but agree that this parcel is slightly challenged due to proximity to commercial (7-11), elementary school and collector route.
- 2) KCA does not accept that residential parcel approvals should be influenced by the premise of accommodate the needs of a family since situations change and there is no commitment to the community that this would remain for the long term.
- 3) M-CG zoning entails numerous relaxations and design compromises to squeeze a fourpack on a small parcel. Curb parking is challenged by an elementary school, kindergarten, and before and after school daycare drop off at a narrow cul-de-sac turnaround. Contextual aspects are burdened by established bungalows so a large fourpack design will overpower the streetscape inappropriately.
- 4) KCA counters with R-C2 infills or even R-CG townhomes given the corner location. These built forms should enable a reasonable progression for the parcel to the south to be similarly redeveloped in future.
- 5) Developer should have consulted the community prior to the application being submitted based on the impacts to adjacent homes and being inconsistent with our

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community plan. KCA contacted parcels to the south and confirmed support for our position.

- 6) KCA is prepared to attend council to oppose this application and will bring some residents with us to express their concerns for M-CG. If council were to approve then we would seek first reading so we can mitigate some of our concerns with what we view as an unacceptable built form for this location.

DP2019-1456 - 7103 7 ST SW (Single Family to Fourplex) - KCA is OPPOSED

- 1) KCA and residents were not engaged to discuss features of the proposed built form prior to submission and hence we will require significant changes to avoid an SDAB appeal should these drawings be approved given the expected relaxations and compromises due to lot size and other parcel challenges that in our opinion makes the parcel not suitable for four dwellings.
- 2) KCA finds the fourpack design precludes street access and visibility for south units which require relaxation. The SW corner unit is boxed in and needs significant relaxations for the main floor area and roof design. Articulation of each unit could be more differentiated and entrances more established.
- 3) KCA notes contextual height is insensitive to the bungalow to the south and the streetscape. Our plan does not support of new 3 storeys buildings to overpower adjacent to 1 storey residences and especially not the first project on the block.
- 4) KCA notes contextual front setback is insensitive to the bungalows to the south. There should be some design respect for the existing streetscape and existing built forms. South units could be stepped inwards to reduce impact on the south parcel.
- 5) KCA notes parking shows 2 x 2 garages for 4 stalls and no visitor parking. Stalls should exceed LUB requirements and not be deficient given the curb parking concerns for this parcel as noted above.
- 6) KCA notes better lighting at the back lane may benefit from a safety perspective and discourages loitering. Motion sensor or day / night lights on garage doors are recommended.
- 7) KCA is less likely to oppose minor relaxations when a project is more supported and provides respectful design aspects for adjacent parcels such as privacy and massing aspects. We recognize that once one four pack goes up that it becomes easier for other parcels to the south to follow suit, and the impacts may be more pronounced due to shadowing potential so this project sets a precedence in that regards.

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- 8) KCA notes the back lane access point and gate barrier may benefit from relocation. We are willing to work with the developer to arrange an Open House to review the drawings and to explore lane access options with residents and we would benefit from input from City Roads as well.
- 9) KCA notes that drainage from the back lane may need an upgrade since this area seems deficient in the spring time and high rainfall events. The cost to remedy should not fall onto a single parcel redevelopment if the storm sewer water team agrees with our observation.
- 10) Developer has not disclosed if the building would be managed by a condo board since generally those that are not can be poorly or inconsistently maintained.

Please notify me when the CPC or public hearing dates are set or if the applicant has decided to resubmit drawings and accept the rezone counter proposal.

Please provide a copy of the LUB discrepancies or relaxations when that document becomes available.

Please contact me the applicant being willing to reduce the scale of this project. We are open to a fast response design review turnaround or meeting if the applicant wishes to receive comments prior to resubmission.

Best Regards,

Darren MacDonald

Darren MacDonald
Planning Director
Kingsland Community Association