

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 19 2023  
ITEM: *7.2.24 - C22023-0617*  
*Ordination - Presentation 3*  
CITY CLERK'S DEPARTMENT

# Residents' Concerns

Leanne Komaromi, on behalf of the residents

1411 27 Street SW





## MC-2/R-C2 to MU-1:

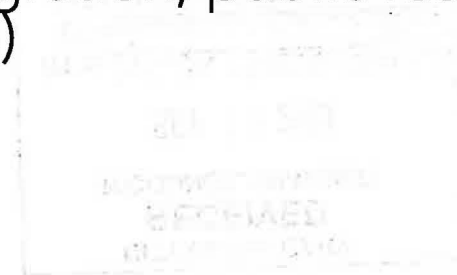
- 21m height, 0m setbacks, no required step backs, potential for commercial use

## Engagement:

- Initially poor but improved after letters from CA and residents in May, 2023
- Addressed some resident concerns:
  - Addition of step-backs on upper floors;
  - 2m sidewalks along 27<sup>th</sup> Street and 12<sup>th</sup> Avenue;
  - Have offered to work with the owners of the Giordano to pave 2m sidewalks for the entire block on 12<sup>th</sup> Avenue (not yet confirmed)

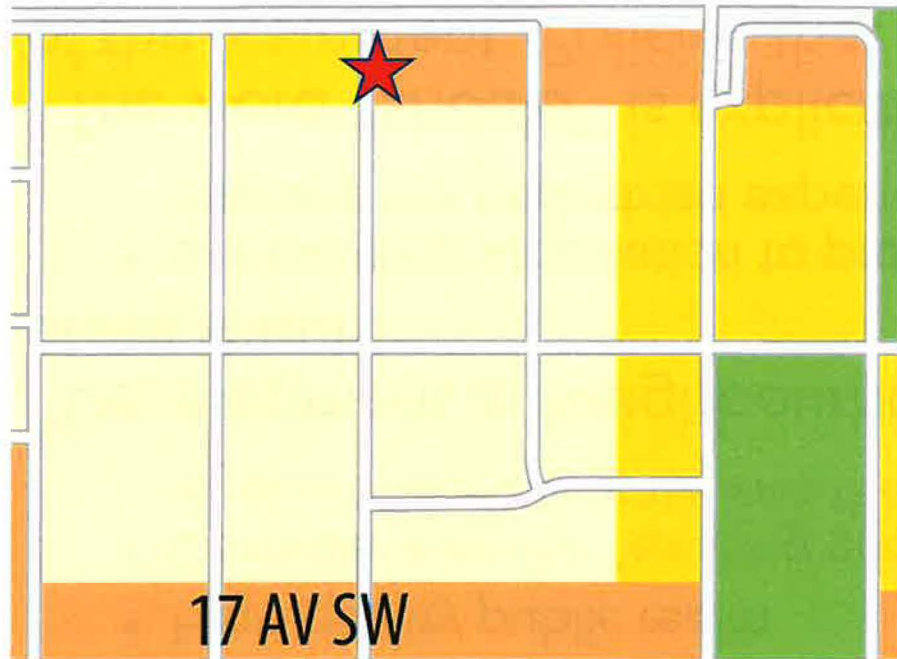
## Outstanding Resident Concerns:

- Poor integration with low density neighbours and existing street character
- Public realm cannot support added density in current state
- Safety and mobility of pedestrians and cyclists along 12<sup>th</sup> Avenue (1:1 parking)
- Insufficiently addresses affordability crisis / "missing middle" (AirBnB)
- Misalignment with LAP/MDP core attributes: integration, public realm, landscaping, net-zero carbon initiatives (DP stage)



# Westbrook Local Area Plan

Map 3: Urban Form

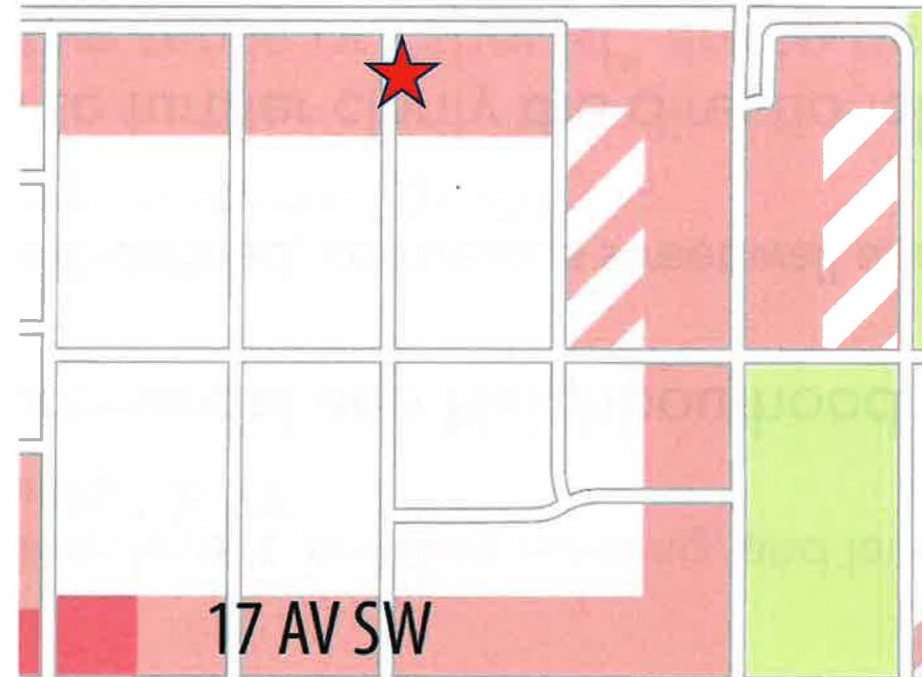


**Legend**

**Urban Form**

- |                          |                     |
|--------------------------|---------------------|
| Neighbourhood Commercial | Neighbourhood Local |
| Neighbourhood Flex       | Commercial Centre   |
| Neighbourhood Connector  | Commercial Corridor |
|                          | Natural Areas       |

Map 4: Building Form



**Legend**

- |                                  |                             |
|----------------------------------|-----------------------------|
| Limited (up to 3 Storeys)        | High (up to 26 Storeys)     |
| Low - Modified (up to 4 Storeys) | No Scale Modifier           |
| Low (up to 6 Storeys)            | Parks, Civic and Open Space |
| Mid (up to 12 Storeys)           | Plan Area Boundary          |

# Westbrook Local Area Plan

## Key aspects:

- High-quality public realm
- Consideration for “existing context, parcel layout, building massing, and landscaping to sensitively integrate into the community” (p.23)

“Development in Neighbourhood Commercial and Neighbourhood Flex areas should:

- use building articulation to provide a well-defined, continuous street wall and improve the pedestrian experience using...setbacks;” (p. 25)

“The word “should” is explicitly used to further clarify the directional nature of the statement. Policies that use active tense or “should” are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation.” (p. 101)



# Municipal Development Plan

## Policy statement on development of activity centres and main streets:

- "Maintaining compatibility, avoiding dramatic contrast in height and scale through limits on allowable heights and bulk of new development particularly when low density residential areas are adjacent." (p. 30)
- "Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas." (p. 30)
- "Massing new development to frame adjacent streets in a way that respects the existing scale of the street." (p. 30)

## Policy statement on Transit-Supportive Design:

- "All transit trips begin and end with a pedestrian. Creating a strong pedestrian environment within transit areas is essential to promote walkability. Design should include features that create a direct, convenient and safe pedestrian system that is integrated with transit service. Design must also recognize local context and create urban environments that support and integrate new development with existing communities." (p. 31)



# Setback and Integration



# Summary

- The desired scale and density outlined in the Westbrook LAP and MDP can be achieved while respecting the existing character of the street.
- City policy is clear on the requirement for thoughtful integration/transitions and a high-quality public realm.
- A setback from 27<sup>th</sup> Street is critical for integration and transition to adjacent low-density properties:
  - Additional space for landscaping, thus higher-quality public realm
  - Enhanced privacy for their residents and adjacent homes
  - Reduced shadowing
  - Better sightlines to green spaces (Shaganappi Golf Course) from 27<sup>th</sup> Street

*The residents are opposed to the misuse of MU-1 to achieve maximum building mass on a residential street. We ask City Council to uphold the policies in the LAP/MDP by requiring a setback from 27<sup>th</sup>.*