

Community Association Response

2023 May 10

Application: LOC2023-0086

Submitted by: Crescent Heights Comm Assoc Planning Cttee

Contact Information

Address:

Email: planning@crescentheightsyyc.ca

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Shadowing impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

CHCA is concerned that lot by lot Land Use Bylaw amendments such as this will irrevocably change this unique historical character, the environment, and the quality of life in our community.

Density: This LUB amendment represents a significant increase in density, from single detached to an 8-unit building. CHCA defines "Gentle densification" as multifamily units that:

- respect the context of the streetscape and the surrounding community in accordance with the Heritage Guidelines Reference: NHCLAP 2.2.1.6.(d), 2.62 GL 13; MDP 2.3.2 a and c; MDP 3.5.1; LDRG 4.2 Context
- respect height, privacy and shadowing impacts on neighbouring properties;
- minimize impacts on traffic and on street parking;
- conserve and enhance the existing tree canopy;

- prevent the creation of heat islands by limiting impermeable landscaping;
- respond to Calgary's Climate Implementation Plan.

Location: This lot is not unique in being close to activity hubs, transit access, main streets, and lane access. Probably 90% or more of lots in Crescent Heights would meet this description. Multifamily units should be on Neighbourhood Connector routes such as 12th Ave.

Neighbourhood character: We expect design at the DP stage will follow the Heritage Guidelines, thus "reflecting" the character of the neighbourhood. The character of the neighbourhood is 1920's craftsman style cottages, so we fail to see how this multifamily development will add to the character.

Privacy and Shadowing: The designer has acknowledged shadowing is an issue for neighbours to the east. Refer to subsection 2.2.1 of the NHCLAP and Section 640 (6) of the Municipal Government Act, where this new building will (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land. If the LU change is approved, we expect the design to mitigate those impacts by maintaining a 3m setback from the shared property line and keeping the main floors as close to grade as possible. Shadow studies should also be provided to CHCA and the neighbours. If the rowhouse was decreased to 3 units, allowing for greenspace at the south , it would help.

Environmental Impacts/Tree Canopy: Designer has said he will make "all attempts" to maintain City trees and also existing trees within the site. With a multifamily unit on this lot, providing space for trees is going to be a challenge. If approved, we would like to see permeable pavers and a reduced walkway width to increase permeable land and support the tree canopy on the boulevard. Lot coverage should be reduced to 55%. There should be enhanced Tree Protection Plans for construction in HGA's, with stricter guidelines, more follow up on tree planting required by permits, and heavier fines for non-compliance.

Reference: NHCLAP 2.2.1.6.(d) (ii), MDP 2.6.4 t,u,v and y

Reference: MDP 2.6.4 r and t; LUB 3.46.1 (1)

Affordability and "missing middle": Selling prices of similar rowhouse units in CH are around \$600,000. According to the Calgary Real Estate Association, median home prices in 2023 are: ~\$606,000 (single family, detached), ~ \$370,000 (townhouse), and ~\$262,000 (apartment, condo). Single-family detached homes in CH are still selling for \$600,000. Please tell us how these rowhouses solve the housing accessibility/missing middle issue in Calgary.