

Community Association Response

Received on 2023-April-19

Application: LOC2023-0056

Submitted by: Crescent Heights CA Planning Committee

Contact Information

Address:

Email: planning@crescentheightsyyc.ca

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Lot coverage, Building setbacks, Community character, Traffic 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:

This application piqued our interest, but we're not ready to support based on the following reasons.

1. The applicant's submission requests a resignation instead of a redesignation, and references 16th Ave NW as International Ave. This causes us to wonder if the applicant has even been to the area, and have they done their due diligence?

2. "Along with the Land Use Redesignation proposal a DP application is to be submitted for a four unit (+/- 69uph) cottage cluster-style development and four parking stalls and a courtyard between essentially two semi-detached style units."

If this is intended as a DP, we need more information, including elevations and a landscaping plan, including retention of permeable ground and enough space for trees to flourish, rather than just planted.

3. Lot coverage/Density: We like the proposed development style in comparison to the typical 4-unit row house. It decreases the number of residences that are adjacent to the house next door from 4 to 3 and might encourage more respectful use of the "yards" given they are more of a common-space, than having 4 separately-fenced yards. However, based on the design submitted, once you take out the private amenity spaces for the two units on 4th, there will be very little meaningful space left for a courtyard. It will be a narrow passageway that won't be welcoming. It will likely be hardscaped to reduce maintenance. Sidewalks alone will take up most of the surface. Maybe three 750 ft² units would leave enough room to feel like a true amenity space, but not four.
4. Community Character/Heritage Guidelines: There are several long-standing multi units as precedents in the vicinity. However, there is no mention of Heritage Guidelines, and these lots are within the area. The current home on this lot has always been attractive home, well maintained and representative of the community.
5. Setback: The units facing 13th Ave are very close to the city sidewalk. The setback at the front is nearly halfway further to the sidewalk than neighbouring houses; like having a next-door RV parked in the driveway blocking your view.
6. Traffic impacts: No mention of change to established traffic flow. Currently you can enter the neighborhood by turning onto 13th Ave from 4th, but you cannot turn onto 4th Street from 13th Ave.
7. Land Use: We question the use of "Cottage Cluster" in the application. Cottage Housing Cluster development land use was first introduced in the current Land Use Bylaw 1P2007 as section 365.1 and contemplates developments of up to 25 units. This is not what we would have expected under that land use but is a little more interesting than a row house development. However, we don't think the proposed design meets the original intent. When cottage cluster was originally introduced, our understanding was that it was a way to have smaller, more affordable units and more landscaped area.

We hope the applicant comes back with something "new and innovative" in terms of architectural potential. We would like Designhaus to set a positive precedent we can point to as an example of good design and smart densification.