

Community Association Response

Glendale Community Association

From: Chris Welner <president@myglendale.ca>
Sent: Friday, May 12, 2023 2:59 PM
To: McMahon, Ross T.
Cc: Pootmans, Richard; eaward6 - Lori Gardner; CLWARD6 - Suzy Trottier; CAWARD6 - Ralph Smith
Subject: [External] Community Association Response to The Vibe - LOC2023-0081 in Glendale (RC-1 to MU-1)

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May 12, 2023

LOC2023-0081 – The Vibe

Attn Ross McMahon

On behalf of the Glendale Community Association, we would like to offer comment on Land Use application LOC2023-0081 encompassing four properties in and around 4611 17th Avenue SW.

As the Community Association we offer these comments in the context of other current proposals and future developments that will be coming in our neighbourhood, particularly along 17th Ave. SW where there are five major applications at the Planning Department right now, all within a one kilometre stretch of road.

Building height: A proposed height of 6 storeys or 22 metres with 102 residential suites is too high for the surrounding neighbourhood. Adjacent properties to the south include newly renovated bungalows and the privacy of those neighbours will be adversely affected. A 4-storey building (approximately 16 metres) would be much more in line with what this location could reasonably accommodate while blending in more seamlessly with the surrounding neighbourhood. As the first truly major project coming in under the Westbrook LAP, this will set a precedent for future developments. All of the concerns expressed in this letter could apply to future applications as more pressure is placed on the neighbourhood and its infrastructure.

Shadowing & Road Safety: A 6 storey building would cast shadow over what is already an inherently unsafe and busy intersection at 45th Street and 17th Ave SW. Due to the negative grade of 17th Ave. west of 45th Street, the intersection lends itself to blind left turns south onto 45th Street. Building shadowing will create dark and light zones that will impair visibility, particularly for westbound drivers looking to turn south on 45th Street. Shadowing could also have an impact on actual road conditions in winter, when stark divisions of shadowing and sunlight could cause variable icing conditions on the roadway. This intersection is important as fire, police and ambulance are all dispatched from headquarters within metres of this intersection. We would like to see a traffic impact study of the affected area that considers these factors before decisions are made on land use. A shadow study comparing the impact of a 6-storey vs. a 4-storey building should be undertaken to consider those safety factors.

Overhead Power Lines: Overhead powerlines on 17th Avenue are an issue from 37th Street SW to Gateway Drive SW. This parcel is just about the centre of those two points. Overhead power lines are not conducive to successful commercial amenities and the walkable nature of Calgary that is desired in the Westbrook Local Area Plan. Glendale would support walkable commercial enterprises such as a coffee shop with outdoor patio space, ice cream shop or small convenience store. We would not support yet another liquor store or cannabis shop as there are already several nearby. By our estimates, power poles would be significant obstructions on the proposed sidewalks for this project. Residents looking out on 17th Avenue would be facing power lines directly out of their windows — far from an ideal situation. We ask that the City of Calgary enter negotiations to cost-share burying this infrastructure along the full length of 17th Avenue identified above, with the developer of this project, other projects currently active on 17th Avenue, and account for future development proposals to come, ensuring all developers pay their share of the impact of this type of development.

Traffic and Paving: We understand the developer has committed to paving the east-west back alley between Georgia Street and 45th Street SW. There is a north-south alley from Grove Hill Road that is sure to be a main thoroughfare for traffic to this new development and we request that this alley also be paved. Traffic can already be quite congested at 45th and 17th, making this alley and Georgia Street itself main access roads to the development. The dust and noise from an extra 100 cars a day likely to use this alley should not be a burden on others in the community.

Parking: There is currently restricted parking on Georgia Street and in the alley, soon to be paid annual parking for residents of Georgia Street and others in Glendale north of the community's greenbelt. Residents of this new building should not be allowed to purchase parking access on Georgia or other Glendale streets as demand could far outweigh the ability to accommodate the vehicles. Reducing the height of this building from 6 to 4 storeys then ensures there is adequate on-site parking for residents of the new complex as 89 underground parking stalls are identified. All things being equal, reducing the height to four floors would mean approximately 68 residential/commercial suites with ample parking provided onsite underground, even for commercial users.

Climate Change: At a recent public presentation by representatives of the developers, consultants were asked what they were doing to align with the City's climate change strategy. Their only answer was that the building was close to the LRT. A project of this size being built in 2023 in Calgary should have a significant renewable energy component as well as energy efficient building techniques. The building has a significant roof area that should be fitted with solar energy panels, or other such green energy technologies. The area of the roof should also be designed to catch and contain rainwater to be recycled into other needs in the building. With the loss of moisture absorbing green space, water runoff will become a factor and municipal infrastructure should be certified as being able to handle the increased stress that hundreds of new homes will have at this site and all along 17th Avenue as development continues. Consideration should be given to the loss of carbon-consuming mature trees. No tree loss should be taken lightly.

Building materials and design: Glendale is an historic neighbourhood considered one of Calgary's true gems. Design of the building should be of the highest quality with consideration given for architectural beauty. A significant public art landmark at a gathering spot such as an outdoor patio would be appropriate for this project. A park bench sculpture is one idea that would work well at this spot, such as exists in Mission on 4th Street SW near 21 Avenue.

The City of Calgary Planning Department and Calgary City Council have received many submissions from the community of Glendale to develop a smart density plan for our community. In approving the Westbrook LAP, Glendale's significant input was ignored so now we are faced with challenging each development as it arises to ensure there is a cohesive and planned approach that developers are allowed to pursue. We want these developments to enhance our community and our city, not lead it on a path to erosion of something that Calgarians and Glendale residents hold dear.

Sincerely

Chris Welner

President, Glendale/Glendale Meadows Community Association

Westgate Community Association



Westgate Community Association 4943 8th Avenue SW Calgary, AB T3C2V8

12th May 2023

Ross McMahon, File Manager, City of Calgary

RE: LOC2023-0081 "The Vibe" 1903 & 1907 – 45 St. SW, 4611 – 17 Ave. SW, 1904 Georgia St. SW

This application has been discussed by the Board of Directors, Westgate Community Association.

Many concerns have been raised:

We consider six (6) stories, 102 residential units and parking for approximately 90 vehicles to be overload. The misconception that most individuals either walk, use transit or cycle is not so. Unfortunately the c-train is not safe to use, not everyone living there will be using transit to get to and from work or daily activities. Vehicles are still used to shop for groceries and other reasons, a person's work place that cannot be easily accessed by transit. While we work towards more usage, transit is neither efficient or safe for moving easily around the City.

This particular location has become extremely dangerous due to increased traffic, many attempting to make left hand turns, with NO regular turn signal.

What must be taken into consideration the No. 8 Fire Station and District 2 Calgary Police Service office, all requiring emergency exit and access.

The development be scaled down to four (4) stories and set-back from the corner to enable safe access for pedestrians and vehicles.

How many affordable suites will be included in the development? We are referring to RGI rentals.

What type of commercial will be included and where will potential customers park?

The laneway immediately behind (proceeding east & west) the proposed development be paved, the laneway proceeding north from Grove Hill Road to behind the proposal be key access only for Police, Fire, EMS and Sanitation. If this were accomplished the residents on 45 Street SW and Georgia Street would not be dealing with increased traffic and noise along the laneway, 24/7.

Can the existing residences please be moved by a reputable house mover? They can become affordable homes for families at another location.

On behalf of Westgate Community Association

Pat Guillemaud, President

Kathy Makin, CPHR, Director responsible for Development