

# Community Association Response

**Application:** LOC2023-0264

**Submitted by:** Steve Monteith, BRCA Planning Director

**Date:** October 3, 2023

## Contact Information

**Address:** 917 Centre Ave NE, Calgary, AB T2E 0C6

**Email:** planning@brcacalgary.org

**Phone:**

## **Overall, I am/we are:**

In opposition of this application

## **Areas of interest/concern:**

Height, Amount of Parking, Privacy considerations, Traffic impacts, Shadowing impacts, Other

## **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 is a Land Use Amendment request tied to DP2023-04709 below. We've maintained our previous comments below from the Planning Committee's August meeting. The new LOC application does not show any changed designs and thus we assume the previous design is still the one proposed.

The committee does not recommend that a relaxation be granted for the parking requirements for this location. The proposed structure shows 8 independent units, and the LOC even acknowledges that 8 units is too many for this site when on lot with no alley and a sloping yard, thus the committee is not clear on the request or rationale from application. The committee agrees that if there is a new DP for this property that only has 4 units (and not 4 units plus 4 suites with separate entrances which the initial DP implies), then 4 parking stalls may be appropriate, however we'd need to see updated development plans and drawings to make a full response.

## **August 2023 Planning Committee Notes for 69 6a St NE:**

DP2023-04709, 69 6A ST NE | New: Multi family residential

8 unit complex proposed right on the ridge on the south side of Riverside school above public green space.

56% lot coverage proposed

**Pros:**

Eyes on the street and on the ridge could help in this area of the neighborhood.

**Concerns:**

Significant concerns about precedent setting development in a historic part of the neighborhood directly adjacent to green space.

Concerns regarding access to the public staircase down the ridge with traffic in and out of the garages of proposed development. There are often children from the school using this walkway on their way to parks and field trips.

Concerns particularly if this is approved then adjacent homes may also be redeveloped to this level of density. With that level of density the access on a dead end street causes concerns regarding parking, traffic, and bins would all cause significant cumulative effect challenges.

**Concerns about integrity of the bank:**

Water runoff and stormwater drainage concerns

Bank stability and integrity

If the water table or flow is changed what are the potential impacts to the homes downslope to the west of the development and who is responsible for damage to those structures if occurs?

Massing particularly when viewed from below the ridge and from adjacent homes on all sides.

Not contextual with adjacent single family homes, or other homes in the immediate area. Materials are not contextual.

Area identified in ARP as a conservation zone

Materials do not bring visual appeal nor do they blend in with the adjacent park surroundings directly offsetting.

Not sufficient parking for the number of units.

This is a congested area already due to the close proximity to the school, additional congestion of 8 units would add to these challenges. Narrow dead end street is already a challenge to turn around in, additional traffic at this scale will exacerbate these issues.

Creating a disruption in the sidewalk restricting access to the pedestrian channel.

Waste/recycling bin storage and access is not clear from the plans. 24 bins would be required without pursuing a commercial solution, if commercial is proposed where is access and storage for third party removal? There is no alley for this property and there is not sufficient space to store these on the frontage of the property.

Outdoor amenity space is not identified and/or does not seem sufficient

Impact and loss of enjoyment on adjacent home:

Loss of sunlight into adjacent home to the north - proposed development would shadow full yard.

Committee would request a shadow study from the developer

Adjacent homes will now have 'giant wall' effect and massing the full length of their property and yard

Significant concerns about privacy into adjacent homes to north and to the west. Proposed development would stare into neighbors children's bedrooms with the slope and orientation of the proposed development for homes to the west.