



Mayor and city of Calgary councillors

June 11th 2018

Land use re designation (LOC 2016- 0313) and Development Permit (DP2017-2596) in Parkdale (Ward 7) at 3431 and 3435 – 5 Avenue NW,

DP has been finalized and pending to release on council approval of land use

Land use application –

Existing zoning MC1, Building height 16m, Maximum units 16

Proposed zoning MC-2 restrict to Maximum building height 16m (Maximum units 19)

(1) Site Context and Background

The total land is 0.113ha(0.28ac). The north part of the land faces lane.

South part of the land faces a lane. East part of the land faces a multi residential development. West side of the land faces 5th Ave N.W.

The area surrounding the subject site consists of lands designated as MC1, MC2, pattern throughout most of the area. The majority of the existing built form is characterized by a mix of two to three storey developments containing a variety of residential buildings

Existing zoning of the TWO lots is MC-1. We are going to amalgamate the two lots.

(2) The site's existing land use was established before the Parkdale Neighbourhood Activity Center Approved on September 2013.

(3) Subject site is part of the N.A.C.

(4) Community engagement

(A) We had a meeting with the Community Association on March 14th 2017 and discussed the land use application. Change the zoning from M C1 to MC 2 to accommodate 21 units.

(B) The applicant held an open house/town hall on 2017 September 08. Administration attended the open house to answer any process and policy-related questions. The open house was well attended, however the feedback was primarily negative. Concerns included parking, building height, overlooking, and building placement on the site.

(C) We had community association meeting on November 14th 2018.

Community association has informed the city and us "If the DP could be tied to the LUA with the 14 M height restriction, we would be more open to discussion, however that is not possible."

In response to the community concerns raised at the open house we decided to reduce the overall number of units proposed from 21 to 19. We agreed that the development

permit applicant has addressed relevant concerns by designing the building to fit the neighbourhood context through the reduction in the size of the top floor as well as through reducing the number of units and the provision of the required number of parking stalls.

Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Statutory, 2013)

The subject site falls within the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan and is situated in the area identified for residential development.

Section 1.12 Urban Design of the Plan provides for urban design policies to ensure development contributes to further improvement in the quality of the area. Pertinent policies speak to maintaining the distinct residential edge, using high quality and durable materials at-grade and buildings being no more than four storeys (16 metres) in height. Policy in section 1.13 Mobility also require new development to provide the minimum required parking on site with access from the rear lane. The proposed development is consistent with Parkdale Neighbourhood Activity Centre Area Redevelopment Plan policies including the proposed amendment.

Citywide Urban Design

The proposed development was reviewed by the City Wide Urban Design team throughout the CPAG review process. The Urban Design team felt that the development satisfies Urban Design expectations for buildings of this scale and context with regard to street edge, frontage, massing, building height and materiality.

Proposed Development provide the following values to the community

- (1) West side gravel lane (connection to the NAC) is going to paved
- (2) Add additional 1m lane space to west side. West side lane will be wide enough (7.2m) to accommodate proposed development vehicle traffic
- (3) South side gravel lane is going to paved (parkade access)
- (4) Paving the west and south lane – reduces unnecessary dust around the development.
- (5) Contemporary building style with high quality material will increase the property value of the surrounding area
- (6) New energy saving 19 unit building will reduce the carbon foot print (than 8 units existing buildings)

Built form of the proposed development-

Although the proposed building is four storeys, the development has attempted to be respectful of adjacent buildings by setting back the top floor from the floors below. This assists in reducing the perceived mass and height of the building from the pedestrian scale. The building has been pushed towards 5 Avenue NW in order to activate the frontage and create visual interest for pedestrians. This has also been facilitated by providing the ground floor units with direct access to the sidewalk along the street.

The building utilizes a combination of stucco, wood and cultured stone. The cultured stone has been provided along the ground floor with the other materials featured throughout the façade of each elevation with the majority of detail provided on the front and side elevations. The materials have been selected in order to suit the contemporary architectural style of the building.

The proposed development is consistent with the Municipal Development Plan, specifically as it creates a multi-residential development comprising a range of unit types with at-grade entries framed by landscaping, within close proximity to existing transit and employment.

The four story residential building design is based on the following key considerations

- (1) Contextual ground oriented multi residential development from the surrounding 5th ave and two lanes.
- (2) The proposed development demonstrate that it has given priority to the contextual influence of neighboring properties and made a diligent effort to arrange a careful relationship between existing and new development through detailing, building form, building materials and exterior colours.
- (3) The proposed building form, balconies with planters, and entrance enhance with existing character of the context, provide an aesthetically pleasing view for the neighboring residence.
- (4) The development will provide variety of housing types. The sensitively integrated different types of housing into a community in order to allow people to age in place as well as provide for greater densities within communities to better utilize existing infrastructure.

Landscaping

The building foot print is based on multi residential development guidelines, the site area and as such the landscaped portions of the site serve primarily as a visual function. The landscaped areas are coordinated with the utility infrastructure to provide as large a visual impact as possible. These areas have been designed as garden spaces to provide curb appeal from the street and a visual amenity for the residents. Plants were selected primarily to provide good seasonal variation in terms of colour and texture as well as a good mix of deciduous and coniferous trees. Additionally, the applicant has selected plants that would perform well in the local climate with a minimal amount of maintenance issues.

Summary

The proposed land use district is appropriate as it is complimentary to the established land use pattern of the area and allows for a more efficient use of the land. Proposed MC2 zoning with restricting the building height to 16 meters, this development of 19 units (24 parking stalls) is appropriate for the site considering the neighbourhood activity center approved on September 2013. We are requesting additional 3 units based on the new zoning, without changing the building height allowing for the MC1 existing land use of the site.

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

AJITH KARUNASENA

From: Deborah Curley <dcurley@shaw.ca>
Sent: November-23-17 10:05 PM
To: AJITH KARUNASENA
Cc: Farrell, Druh; Communications & Community Liaison Ward 7; Jones, Steve P. (LUPP); Bill Biccum; JUDY HOAD
Subject: Re: DP2017-2596

Good evening Ajith,
Please accept my apology for the delay in my response.

Thank you for attending our Planning and Development meeting on November 14 and for sharing your revised drawings.

Although we are pleased to see the reduction of the development to 19 suites, it still exceeds the land use of MC-1. The committee and the neighbours do not want the building to exceed the MC-1 height of 14 Metres. MC-2 would allow additional units and additional height and would not be supported.

We are in the process of scheduling a meeting with the neighbours who attended an earlier meeting with you in the fall in order to discuss the proposed LUA and seek their feedback on the revised rendering you provided and the plan for 19 suites.

If the DP could be tied to the LUA with the 14 M height restriction, we would be more open to discussion, however that is not possible.

Again, thank you for attending the meeting and sharing the drawings with us.

Regards,
Deborah Curley
Co-Chair
Planning and Development Committee

Sent from my iPad

On Nov 22, 2017, at 9:49 AM, AJITH KARUNASENA <ajith.karu@seikaarchitecture.com> wrote:

Hello Deborah,
Did you have a chance to send the community comments based on our community presentation meeting on November 14th 2017?
I need to submit the revised DP drawings.
Please kindly let me know.
Sincerely,

Ajith Karunasena
Architect AAA & Urban Designer
B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)), RIBA, AIA, (SL), MRAIC, LEED AP

Seika Architecture Ltd