

Community Association Comments



Kingsland Community Association

505 78th Avenue SW
Calgary, Alberta T2V 0T3
Bus: 403.255.1400
Fax: 403.255.1407
Email:
admin@kingslandcommunity.ca

April 7, 2018

Jeff Quigley - File Manager

Planning, Development and Assessment #8201

The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE

PO Box 2100, Station M, Calgary, AB Canada T2P 2M5

Phone: (403) 268-4759

Re: LOC2018-0053 7204 5 St SW R-C1 to R-C1s Application

Dear Mr. Quigley,

Kingsland Community Association (KCA) response to the land use amendment application is to oppose suite applications in the R-C1 district for the following reasons:

1. LUB and Administration criteria for suites disregard community concerns and do not sufficiently protect residents from negative impacts. Council has heard many concerns raised by residents, and we wonder how Administration missed so many of these points with the proposed implementation and criteria for preliminary suites assessment.
2. This application is not compliant with Kingsland Community Plan and represents inappropriate spot rezoning. The application sets a broad precedent for suites in the residential area, and hence a high standard of engagement is expected, but the submission was accepted with no community or immediate neighbor engagement.
3. KCA observes younger families repopulating the R-C1 district and our higher density areas is seeing growth as well. KCA is aware of recent DP applications such as 110 condo building, 94 seniors building, and a 550 seniors / apartment complex. Kingsland population will be growing, and the City needs to consider improved pedestrian access to LRT stations as part of our broader growth plan.
4. The applicant has a garage but the LUB does not require such stalls to be occupied by tenants, hence there is a risk for double rented properties with parking spillover to curb. The parcel has a driveway for one vehicle since tandem stalls do not count.

Community Association Comments

5. The parcel is only slightly larger than a new suburb lot but suites are generally opposed in neighborhoods where lots are double the area.
6. The application is devoid of conceptual level details upon which we could make a more informed decision and have early discussions with the applicant, for example:
 - name, contact info and address of the applicant
 - current status of the dwelling with proof photos and identified land use objective
 - preliminary stakeholder engagement summary
 - conceptual plan for main dwelling and backyard suite (RPR/photo markup) and discussion of the scale of the redevelopment
 - discussion on physical challenges such as overhead or underground electrical lines, poles or boxes, water drains, or general grade or retaining wall issues
 - discussion on potential privacy issues with adjacent homes, with an explanation on mitigations
 - identification for off street parking for visitors, and whether the applicant will provide more than the LUB minimum stalls
7. Suite applications in R-C1 should be rejected until Administration can provide better implementation. The current process is simplistic and leaves our community exposed to the risks of negative development.
8. Note that KCA supports a recent application for basement suite in R-C2 /R-OG since we see this as an appropriate use in that area and the applicant has been collaborative.
9. KCA requests the file manager to notify me when the CPC meeting and public hearing dates are scheduled.

We thank you for the opportunity to provide feedback on this application.

Regards,

Darren MacDonald

Darren MacDonald, KCA Planning Director