

## Community Association Letter



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Calgary, AB, T2T 4G7

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Circulation Control  
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Attn: Derek Pomreinke, [derek.pomreinke@calgary.ca](mailto:derek.pomreinke@calgary.ca)

### SENT BY EMAIL

Dear Mr. Pomreinke;

**RE: Community Association Feedback for LOC2018-0014**

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

It is our understanding that this application proposes a redesignation from Residential – Contextual One/Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CGd75), however, it must also comply with the Residential – Grade-Oriented Infill (R-CG) bylaws with the exception of the use. The MLCA has also been circulated on the concurrent Development Permit application DP2018-0230. A separate letter will be submitted by the MLCA providing comments on the DP application.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. The MLCA has been part of the following engagement with the applicant to date:

- The applicant provided a project information pdf and link to a project website to post on the MLCA's website.
- The applicant attended the MLCA Planning & Development Committee meeting on February 12, 2018.
- The applicant hosted an information session on February 28, 2018.

The MLCA appreciates that you have attended the above noted engagement sessions. We feel that the presence of City Administration has been beneficial to the process.

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To date, the Committee has received written objections from 9 community residents regarding the application. Concerns expressed by neighbours include (but are not limited to):

- Lack of contextual fit
- Location does not meet the Location Criteria for Multi-Residential Infill
- Massing impacts due to the increased allowable lot coverage (including shadowing and loss of views)
- Safety considerations pertaining to the severe slope on 19<sup>th</sup> Street SW at this location
- Reduction in home values
- Loss of privacy
- Increased density
- Parking

At the information session held on February 28<sup>th</sup>, attending residents expressed that the applicant's 4-plex style design was preferred over a typical 4-unit rowhouse design, therefore, reducing this application to an R-CG district would not improve the outcome for the neighbours.

The Committee has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of South Calgary as identified in the South Calgary/Altadore ARP. Furthermore, this parcel does not meet The City's Location Criteria for Multi-Residential Infill. While this location may be on a corner parcel (Criteria 1), is within 400 metres of a transit stop (Criteria 2), and has direct lane access (Criteria 8), failure to achieve the purpose statements of any of the remaining five criteria suggests that this location is not suitable for multi-residential infill.

- Criteria 3 (within 600 metres of an existing or planned primary transit stop): A SW BRT stop is not planned near these locations, nor do the #7, #107, or #13 transit routes operate at frequencies of 10 minutes or less for extended time periods.
- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 19<sup>th</sup> Street SW and 29<sup>th</sup> Avenue SW are local roads at this location. As such, multi-residential development here would increase traffic on local residential streets.
- Criteria 5 (adjacent to existing or planned non-residential development or multi-unit development): This development would not serve as a transition of height and massing between lower density uses and larger buildings as there are no larger buildings in the immediate vicinity.
- Criteria 6 (adjacent to or across from an existing or planned open space, park or community amenity): The visual impact of the increased massing of this development will not be reduced by an open space or improve the safety of a park.

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- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): This development is not in close enough proximity to the 33<sup>rd</sup> Avenue SW or 14<sup>th</sup> Street SW Main Streets to act as a transition and/or buffer between lower and higher density development.

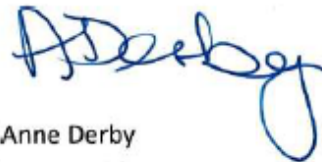
Based on the above, it is the position of the MLCA to strongly oppose this land use redesignation application. As South Calgary continues to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the community is appropriate.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



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