

Community Association Letter



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Calgary, AB, T2T 4G7

April 12, 2018

Circulation Control
Planning & Development #B201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Adam Sheahan, adam.sheahan@calgary.ca

SENT BY EMAIL

Dear Mr. Sheahan;

RE: Community Association Feedback for LOC2018-0042

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

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. On February 27, 2018 the applicant sent a memo to the MLCA outlining their intent to apply for a 7-Unit R-CG redesignation. In our response to the memo we noted:

- The MLCA encourages applicants to engage with us and neighbours prior to application to provide feedback on the proposed design. If there is an opportunity to do this we would appreciate it.
- Although 7 units on two sites may seem modest in comparison to larger multi-residential developments, members of our communities have expressed that R-CG does have significant impacts. We would encourage you to host an open house.

On March 21, 2018, upon receiving significant opposition from the community regarding this application, the MLCA again requested that the applicant host an open house for the residents. The purpose of the open house would be:

- For residents to discuss the land use application with City Administration and Councillor Woolley in a face-to-face setting. To date there has been little opportunity for residents to engage with

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An evolving, vibrant, urban community that is engaged, connected, and desirable.

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City Administration and Councillor Woolley on the implementation of the R-CG district in our communities.

- For residents to provide feedback to City Administration, Councillor Woolley, and the applicant on the proposed built form and site plan (i.e. the Development Permit application).

At the time of the above request, with the exception of the site plan posted on RNDSQL's website, we had not seen any further details regarding the design of the buildings. We have since been circulated on the Development Permit application. As the DP application is a permitted use, it is concerning that the community may not have an opportunity to provide their feedback to The City unless a bylaw relaxation has been requested by the applicant.

Further to our second request, the applicant has scheduled an open house on April 25, 2018. It is our understanding that City Administration and Councillor Woolley will have representation at this meeting.

To date, the MLCA has received written objections from approximately 37 community residents regarding the application, and 2 residents have expressed their support.

Concerns expressed by the community include (but are not limited to):

- Potential for severe privacy and shadowing impacts on adjacent, neighboring properties due to increase of parcel coverage and contextual height allowed.
- With increase of parcel coverage, reduced allowable green/amenity space.
- Potential for negative pressure on parking and traffic with increase in allowable units on parcel.
- Inappropriate contextual fit for the community, within existing homes and streetscape.
- The R-CG district does not align with the South Calgary/Altadore Area Redevelopment Plan (ARP). The ARP identifies this area as residential conservation rather than residential low density.
- The property does not meet the location criteria for multi-residential infill either in physical proximity or purpose.
- Negative impacts to pedestrian safety due to an increase of traffic.
- Decrease in home values.

Neighbours supportive of the development indicated that bringing more people into the neighbourhood (i.e. increasing density) and increasing the affordability of housing/housing inclusivity would benefit the community and promote more diversity.

We recognize that there has been discussion about whether The City's Location Criteria for Multi-Residential Infill should apply to the R-CG district. Based on the feedback received from community members on R-CG applications to date, the MLCA feels the criteria do have merit when considering which locations are appropriate for this type of development. While this location may be on a corner parcel (Criteria 1), is within 400 metres of a transit stop (Criteria 2), it just falls within 600 metres of a

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future planned primary transit stop (Criteria 3), and has direct lane access (Criteria 8), its failure to achieve the purpose statements of any of the remaining four criteria suggests this location is not suitable for the R-CG district.

- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 21a Street SW and 49 Avenue SW are local roads at these locations. 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 nearest parks are one block or more away; therefore, the visual impact of the increased height and massing of this development will not be reduced by open space, nor will this development improve the safety of any parks facilitated through an "eyes on the street" philosophy.
- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): This development will not act as a transition and/or buffer between lower and higher density development.

Based on the above noted concerns, the unsuitable location of the proposed development, and significant opposition from the community, it is the position of the MLCA to oppose this land use redesignation application.

As Altadore continues to re-develop at a fast pace, there are ongoing concerns regarding the lack of a comprehensive review of how and where increasing the density of the community is appropriate. It is our opinion that some locations are appropriate for this type of development and we have not opposed all R-CG applications in Altadore. We would therefore prefer to see an update to the South Calgary/Altadore ARP, in consultation with the community, to proactively include the R-CG district.

Continuing the current pattern of implementing this district on an ad hoc basis as corner lots become available for redevelopment is causing extreme frustration and uncertainty in the community. Additionally, debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach.

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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,



MacKenzie Kroeger
Co-Chair Planning & Development Committee
Marda Loop Communities Association



Doug Fraser
President
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president@mardaloop.com

cc: Lauren Makar, Director, Planning & Development, Marda Loop Communities Association
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Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

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