

Letter from the Bankview Community Association

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8

Tel. (403) 244-2544



Date: June 8, 2018

To: Tom Schlodder
By email to: tom.schlodder@calgary.ca

File Reference: LOC2018-0110
Subject Address: 2140 16 SW

Dear Mr. Schlodder,

The Bankview Community Association Development Committee has received the above noted land use redesignation and we submit our comments herewith.

Our support of re-designation is dependent on how the design is approached. For this reason, the BCADC insists that the applicant submit concurrent LOC and DP applications. We will not accept an uninspired development at this prominent location (directly across from Buckmaster Park on a street featuring century homes).

If the developer wishes to have community support for this project, advance consultation with CA is required. We don't understand what the developer would like to do here, and without a concurrent application, the BCADC has determined that M-CG zoning is not appropriate for this site. After all, the current 6 units are non-conforming (grandfathered in), and set a low standard in terms of form and function.

Is the client name on the site plan the developer? We have concerns around a spec home builder accustomed to horizontal and custom single-family homes doing the design / build for a project like this. We would like to see a portfolio before moving forward. We stress that QUALITY is of utmost importance.

The design must incorporate high quality materials – select brick similar to precedent examples on 16ST SW (e.g. No. 2129, 1818 or 2128). We believe that a modern block would be appropriate if the materials are of high quality: The subject site is reminiscent of a project in Sunnyside (another end-of-block parcel, rezoned to M-CG). Please see the Sunnyside Village Townhomes project, which can be viewed at <https://www.sunnysideliving.ca/contact>. Importantly, the Bankview site is smaller than the Sunnyside site, so the same density is not achievable. We find the aesthetics of the Sunnyside design appropriate for the subject site (not the number of units).

The applicant notes that a purpose of this development is to attract families to Bankview. If that is the case, the configuration of the proposed units should be offered for review. It is unclear how family-sized units will be provided at the density proposed on a site this size in a way which respects the immediate context. We encourage the developer and File Manager to visit the location and take note of the rowhouse example fronting the NE corner of Buckmaster Park for inspiration (1611 21 AV SW). We challenge the developer to surpass the quality and sensitivity to context seen at 1611 21 AV SW. The site notice indicates that the re-designation would increase the height of the building from 10m to 12m and the development would comprise up to 6 units. This is not apparent on the LOC application details but should certainly be stated somewhere so that the CA can comment on it. If M-CG maximum density is applied to the site area of 0.0573 Ha, the maximum yield would be 6.37 dwellings. This MUST be rounded down with a density modifier to allow a MAXIMUM of 4 units OR zoned RC-G.

Letter from the Bankview Community Association

The existing building provides off-street parking at the rear. The new development must also provide off-street parking accessible from the laneway. 1 stall per dwelling unit is required including visitor stalls. A row of garage doors facing the street is not community friendly or in character with the neighborhood (even if there is lazy precedent for it).

If the developer wishes to have community support for the development, advance consultation with CA is required.

Finally, increased density without amenity does not lead to quality. The site fronts a prominent neighbourhood community space, and it would be negligent to approve any project here without addressing existing public safety issues at this location.

The intersection of 16 ST SW and 21 AV SW experiences regular near-miss incidents involving traffic, pedestrians and parked cars, especially in winter with eastbound cars travelling down the 21 AV SW hill towards 14 ST SW. Major public safety issues at this location necessitate a design intervention to be initiated by the City. To enhance public safety, as well as the residential experience of the "families" living in the proposed units, the City must introduce new traffic calming measures on 21 AV SW. We would like to see the introduction of wider sidewalks and reduced on-street parking on all sides of this intersection and along the front of the proposed development (on 21 AV SW). Please see attached sketch for details.

We appreciate a formal response from the File Manager and Councillor Evan Woolley regarding action taken to initiate this intervention. As the City intensifies development in Bankview, it is imperative that the City also maintain and enhance public realm infrastructure to support our growing population. Mr. Schlodder and Councillor Woolley - We greatly appreciate the assistance that you can provide on this front.

Thank you for inviting our feedback. We look forward to understanding what the applicant would like to do here.

Respectfully,
Bankview Community Association

Jennifer Miller
Director, Development Committee

Cc:
Cllr. Evan Woolley, evan.Woolley@calgary.ca, eaward8@calgary.ca
Nathan Berko, President, Bankview Community Association, president@bankview.org
Bankview Development Committee Members