

Rowe, Timothy S.

From: raerobbie@hotmail.com
Sent: Sunday, August 26, 2018 10:54 AM
To: Public Submissions
Subject: September 10, <web submission> LOC2018-0106

August 26, 2018

Application: LOC2018-0106

Submitted by: Rob Rae

Contact Information

Address: 19, Gissing Dr SW

Phone: (403) 710-1403

Email: raerobbie@hotmail.com

Feedback:

Civic Works gave a 6 page "generic cookie cutter" handout that I personally believe is not specific to 3 Gissing Dr. SW. ie: Parking(page5) they state that as of today there is no parking restrictions- this is FALSE- we have "no parking by permit mon-fri. 7am-6pm. Also they state most families would own only 1 car - this is FALSE and most homeowners own 2-4 cars. If these row houses were approved, it would now has a density of 24 persons then where are all these people going to park their vehicles? No parking on 37th st, no parking in the back lanes! In theory each unit could continually register an additional 2 vehicles every day as guests which would mean an additional 8 cars on top of their 2 cars parking on Gissing Dr. SW every day- hence there is not enough parking for all these possible vehicles in front of their row houses thus making them park their vehicles in front of all their neighbours homes who oppose this, as we as neighbours fought for 5 years to get our no parking by permit only signage. - Civic Wirks states that RC-G is good for low density are communities- we'll Glamorgan is already exceeding the City of Calgary density for our area. Hence there should be NO approval for this land use change. - Civic Works states on page 6 that communities like Glamorgan are prohibitively expensive for new families. This is a guess only as Civic Works has no idea what is/is not expensive for each family. This is why the City of Calgary, planning and development, councillors, builders should be adding these "affordable" row houses in NEW BUILD COMMUNITIES, not in well established RC-1 communities. -Glamorgan is Zoned RC-1. There should NEVER be a consideration for a RC-G - 4 row house in Glamorgan. It is a slap in the face to every homeowner who bought in Glamorgan prior that NOW the rules could change at anytime when it comes to land usage zoning. This is disrespectful, unethical and I personally feel criminal. -the City of Calgary, Civic Works and Eagle Crest Construction has NOT worked with the residents of Glamorgan. They have not consulted the residents on this proposed Development nor future possible Developments. This is nothing more than trying to as fast as possible erect "cookie cutter" rowhouses in a well established Community of Glamorgan so that the neighbours once again have no choice but to be mad and sell their homes to the same builder and once again another infill "cookie cutter" goes up where there was once a beautiful house that was in a zoned RC-1 district. These RC-G's are DESTROYING we'll establish communities with their "cookie cutter" designs, imposing heights, lack of parking, lack of blending in to the existing communities. They are truly as eye sore and as such deserving to be built in NEW COMMUNITIES that can carry on the same "cookie cutter" designs throughout their "cookie cutter" communities. - there is already "affordable housing" directly across (east) the street that has I believe over 500 units called the "Sarcee Meadows Housing Co-Operative Ltd.". So why is there such a "NEED" or is it a "WANT" for these proposed 4 rowhouses in our RC-1 Community of Glamorgan.

Rowe, Timothy S.

From: raerobbie@hotmail.com
Sent: Sunday, August 26, 2018 7:15 PM
To: Public Submissions
Subject: September 10, <web submission> LOC2018-0106

August 27, 2018

Application: LOC2018-0106

Submitted by: Rob Rae

Contact Information

Address: 19 Gissing Dr. SW

Phone: (403) 710-1403

Email: raerobbie@hotmail.com

Feedback:

Jenny Seymour and I oppose this proposed land use change. We feel that the City of Calgary, Civic Works and Eagle Crest Construction has had little to no consultation with the residents of Glamorgan/Glamorgan Community Association in consideration of this proposed land use change. We feel that there has been little to no transparency nor any agenda by all parties above as to the possible future of the overall look of Glamorgan. In particular 37th street and Gissing Dr. SW. We feel that Civic Works 6 page correspondence dated June 26, 2018 is nothing more than an inconsiderate "cookie cutter" generic template that they inserted Glamorgan in where another community name would have been. ie- page 5-Traffic and Parking- Civic Works states: Today, the lack of on-street parking restrictions in the neighbourhood indicate a healthy and readily available on-street parking supply? Also that households are less likely to own more than one vehicle? This is FICTION and not reality. We the residents of Gissing Dr. SW indeed have signage that states "No Parking Except by Permit- Monday-Friday 07:00-18:00. we fought for 5 years to get this signage as there is NO PARKING AVAILABLE in front of our houses due to the students at Mt. Royal University parking in front of our houses all day, night and weekends. We have sent numerous emails to our Mayor, Ward Councillor about these issues. Also most households today have between 2-4 vehicles. The norm is not 1 vehicle per household that is an inconsiderate statement to make. There is no parking available on 37th street, no parking in the back lanes, and there is only a 4 car proposed garage. What is "shocking" is that Eagle Crest Construction/Civic Works has proposed a density of 24 persons for this proposed 4 row house. Please explain out of the possible 24 persons that only 4 vehicles is the norm? If this is the case then 3 Gissing Dr. SW has NO BUSINESS being part of the No Parking by Permit Only, as they now have 4 houses on one property allowing up to 4 registered vehicles at all times per property(2 per each house and 2 guests which can park every day). Where are all these vehicles going to park? I know in front of their neighbours house, which defeats the whole reason we got the signage in the first place. ie- 37th street in Glamorgan and Gissing Dr. SW are zoned RC-1 for a reason allowing possibilities of RC-2 but NOT RC-G! This proposal is a clear violation of the land use and is a slap in the face to all homeowners that have their homes prior to this proposal. The whole reason I purchased on Gissing Dr. SW was because of the character of the neighbourhood, neighbours NOT an arms length away, and that it is zoned RC-1. ie- Civic Works states page1- to support sensitive integration of new and innovative site configurations within existing LOW DENSITY neighbourhoods? Glamorgan as of today already EXCEEDS the City of Calgary mandated density thus this proposed "cookie cutter", cheap, and grotesque abomination of an eye sore is not warranted on Gissing Dr. SW or in Glamorgan period. ie-Civic Works states on page 6 : the addition of rowhomes to

neighbourhoods like Glamorgan would encourage senior friendly housing options? This is FALSE - what percentage of seniors would/want to climb 3-4 flights of stairs? Next to none! ie- multiple pages Civic Works is basically stating as of today without the addition of RC-G or row homes the Community of Glamorgan is NOT contributing to the evolving character of Calgary's established areas, nor do Glamorgan's foster a complete, resilient or a vibrant community that welcomes a diversity of Calgarian's? This is FALSE and APPALLING as we have three homeowners within one block of 3 Gissing Dr. SW at 17 amp; 23 Gissing Dr. SW amp; 4268 Gloucester Dr. SW who ALL respected the Community of Glamorgan, their neighbours and rebuilt their homes because of the changing needs of the evolving families of today BUT ALL stayed as RC-1 out of respect for themselves and the Vibrant Community and their caring neighbours. Directly across 37th street from 3 Gissing Dr. SW (east) there is plenty of quot;missing middlequot; housing. In fact there is over 500 units called Sarcee Meadows Co-Opquot;. The existing Proposed plans submitted are not only APPALLING but generic, cheap looking and quot;cookie cutterquot; exactly alike every other rowhouse built in Killarney/Glengarry amp; Marda Loop. Civic Works states on page 1: Since 2014, City of Calgary Administration and development industry has worked with communities, however they have NOT worked with Glamorgan to sensitively implement these proposed row homes, instead they have fast tracked, been non transparent and insensitive to the residents of 37th street, Gissing Dr. and Glamorgan's as a whole. I find this whole proposal of land use change for anything other than RC-1 or RC-2 Appalling, Unprofessional and Unethical to all existing homeowners of Glamorgan.

Rowe, Timothy S.

To: Hild, Barbara
Subject: RE: LOC2018-0106 - 3 Gissing Dr. SW - Proposal to Redesignate the land use from R-C1 to R-CG

From: rob rae [<mailto:raerobbie@hotmail.com>]

Sent: Saturday, August 25, 2018 11:01 AM

To: City Clerk <CityClerk@calgary.ca>

Subject: [EXT] Fwd: LOC2018-0106 - 3 Gissing Dr. SW - Proposal to Redesignate the land use from R-C1 to R-CG

Attn: The City Clerks, refer to bylaw 242D2018, Notice of Public Hearing, September 10, 2018, Council Chambers.
File LOC 2018-0106. I will be attending Sept. 10, 2018 to voice my concerns and opposition to the proposal of land use change for 3 Gissing Dr. SW.

Regards,

Rob Rae

Sent from my iPhone

Begin forwarded message:

From: rob rae <raerobbie@hotmail.com>

Date: July 27, 2018 at 6:37:36 PM MDT

To: "jennifer.duff@calgary.ca" <jennifer.duff@calgary.ca>

Cc: "dino.civitarese@calgary.ca" <dino.civitarese@calgary.ca>

Subject: Fw: LOC2018-0106 - 3 Gissing Dr. SW - Proposal to Redesignate the land use from R-C1 to R-CG

Hi Jennifer-

My name is Rob Rae. I live at 19 Gissing Dr. SW and this is in regards to 3 Gissing Dr. SW - DP 2018-3272. Please find my attached correspondence with the previous file manager Dino Civitarese reference LOC 2018-0106. This is VERY CONFUSING having two different file managers within two months. Please note my original attached letter OPPOSING the LOC-2018-0106 is the same view for DP 2018-3272. Note: can you please ask Dino Civitarese to forward ALL emails not only from me and my neighbours, but also the Glamorgan Community Association. Or is it customary for all previous emails to automatically be forwarded to you as it is dealing with the same issues at hand? Please also note my original letter that Dino Civotarese has includes many more neighbours names on it than the one attached and it is pertinent to include these names which are:

- Jean & Bill Dunlop - 27 Gissing Dr. SW - 45 years at residence
- Adolph & Lillian Sevcik - 36 Gissing Dr. SW - 55 years at residence
- Bob & Sharon Dunlop - 44 Gissing Dr. SW - 39 years at residence
- Matt & Yvonne Gibson - 15 Gissing Dr. SW - 8 years at residence

I left you a voicemail today if you could please contact me at your convenience to discuss a few Letter questions: 403-710-1403.

Kind Regards,

Rob

Sent from [Outlook](#)

From: Jennifer Seymour <seymourjennifer@hotmail.com>

Sent: July 27, 2018 4:12 PM

To: Rob

Subject: Fwd: LOC2018-0106 - 3 Gissing Dr. SW - Proposal to Redesignate the land use from R-C1 to R-CG

Sent from my iPhone

Begin forwarded message:

From: rob rae <raerobbie@hotmail.com>

Date: June 26, 2018 at 7:42:42 PM EDT

To: "seymourjennifer@hotmail.com" <seymourjennifer@hotmail.com>

Subject: Fw: LOC2018-0106 - 3 Gissing Dr. SW - Proposal to Redesignate the land use from R-C1 to R-CG

Sent from [Outlook](#)

From: Boris Karn <boris@civicworks.ca>

Sent: June 26, 2018 3:46 PM

To: rob rae

Cc: dino.civitarese@calgary.ca; caward6@calgary.ca; Michael Farrar; Dave White

Subject: Re: LOC2018-0106 - 3 Gissing Dr. SW - Proposal to Redesignate the land use from R-C1 to R-CG

Good afternoon Rob,

Thank you very much for sharing your thoughts with us. In light of your correspondence regarding the appropriateness of the proposed R-CG land use redesignation at 3 Gissing Drive SW (LOC2018-0106), the project team has prepared a rationale memo that provides our responses, key insights and commentary on the suitability of the R-CG District in established Calgary communities like Glamorgan (see attached). This document aims to address both application-specific concerns, as well as those generally heard about the implementation of the new R-CG District in established communities where Local Area Plans don't exist or are no longer aligned with current planning best practices and broader city-wide policies.

As always, please don't hesitate to reach out if you have any additional questions or concerns.

Kind regards,

BORIS KARN BHSc, MPlan

URBAN PLANNER

JUNE 26, 2018

Email Delivery:

Dino Civitarese | City of Calgary File Manager
Rob Rae & Jenny Seymour | 19 Gissing Drive SW
Ward 6 Councillor's Office

RE: LOC2018-0106: Surrounding area resident correspondence
Land Use Redesignation from R-C1 to R-CG: 3 Gissing Drive SW | Lot 2, Block 8, Plan 786JK

In light of the correspondence received by Administration and the Applicant regarding the appropriateness of the proposed R-CG land use redesignation at 3 Gissing Drive SW (LOC2018-0106), the project team has prepared the below responses, key insights and commentary on the suitability of the R-CG District in established Calgary communities like Glamorgan. This document aims to address both application-specific concerns, as well as those generally heard about the implementation of the new R-CG District in established communities where Local Area Plans don't exist or are no longer aligned with current planning best practices and broader city-wide policies.

Meeting Municipal Development Plan (MDP) Goals: History of the Residential - Grade-Oriented Infill (R-CG) District

Today, modern planning and development best practices place a necessary priority on building complete and resilient communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. These contemporary realities and their implications are directly reflected in the city-wide policies of the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP) and associated Implementation Plans like the Developed Areas Guidebook (DAG). Together, these city-wide plans actively facilitate and encourage the development of more innovative and affordable housing options in established communities; more efficient use of services and infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools, amenities, open spaces and other community services.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the MDP identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]). In response to this city-wide policy direction, Administration worked with a wide range of City, community and industry stakeholders to develop and implement the Residential - Grade-Oriented Infill District (R-CG) District.

The R-CG District was specifically designed to facilitate a wide range of low density ground-oriented housing, including single, semi-detached and rowhouse dwellings within Calgary's developed areas. The rules and regulations of the R-CG District are responsive to typical infill conditions and were designed to support the sensitive integration of new and innovative site configurations within existing low density neighbourhoods and facilitate redevelopment that was adaptable to the functional requirements of evolving household needs. The R-CG District also provides communities with more certainty at the Land Use Redesignation stage of redevelopment, with District rules that feature contextual considerations and limit the form and scale of housing, relative to higher density Multi-Residential Districts. Given the scale of the District's allowable forms and context sensitive rules, the Land Use Bylaw does not consider the R-CG District to be a Multi-Residential use, grouping and categorizing it among other Low Density Residential Districts like R-C1 and R-C2.

The new District received praise from members of Calgary Planning Commission and was carried unanimously. Following Calgary Planning Commission's recommendation, Calgary City Council unanimously adopted the District into the Land Use Bylaw in September of 2014.

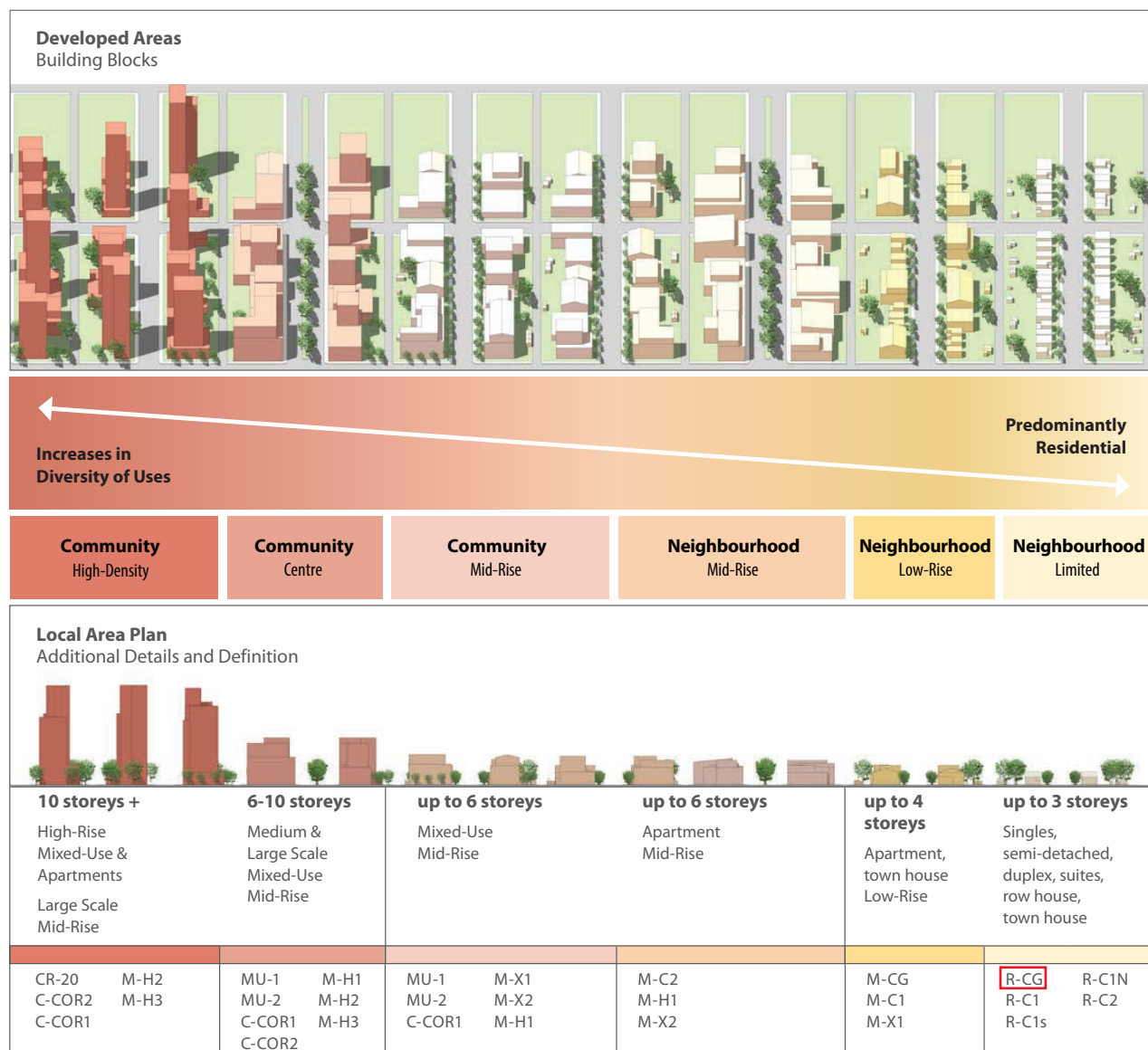
Since 2014, Council, City of Calgary Administration, and the development industry have all been working with communities to sensitively implement this new and innovative District in order to address the 'missing middle' of housing in Calgary – a form of housing that meets the needs of those looking for established area housing options that lie somewhere between a traditional condominium and a single-family home or duplex.

Realizing the Municipal Development Plan (MDP) Vision: Developed Areas Guidebook (DAG)

Communities like Glamorgan that do not have a statutory Local Area Plan fall under the broader city-wide policies of the Municipal Development Plan (MDP) and the Developed Areas Guidebook (DAG). As a key Implementation Plan, the DAG:

- Translates MDP objectives into community level policy.
- Provides general policy to shape more complete communities that are well connected and supported by amenities and services that meet the daily needs of all people.
- Provides a common community framework, consisting of land use, urban form and policy direction, for how the Developed Areas are planned and developed today and into the future.
- Establishes a consistent approach for undertaking a Local Area Plan or significant Local Area Plan amendments and implementing the Land Use Bylaw.

The DAG provides the following illustrative policy 'Building Blocks' for established communities. Note that the R-CG District is categorized as 'Neighbourhood Limited' among other low density residential districts like R-C1, R-C1s, R-C1N, and R-C2.



Location Criteria for Multi-Residential Infill

In evaluating Land Use Redesignation applications, Administration currently draws on a number of considerations and tools, including location criteria that highlight preferred conditions to support land use amendments in low density residential areas. The Location Criteria for Multi-Residential Infill were initially developed and adopted in 2014 to support the Land Use Redesignation application review process for the following Multi-Residential Districts:

- Multi-residential – Contextual Grade-Oriented (M-CG) District
- Multi-residential – Contextual Low Profile (M-C1) District
- Multi-residential – Contextual Medium Profile (M-C2) District

As a result of a Motion Arising and subsequent Council direction, Administration would go on to further expand the Criteria to include more Districts (including R-CG), be more graphically illustrative, and include supporting rationale and references to MDP policy. As part of this process, Administration consulted with a number of stakeholders, including members of Calgary Planning Commission (CPC). It is important to note that even at that time, members of CPC expressed their concern that the guiding criteria “would become the rule and that community members would use the checklist to add up the checks and refuse an application.”

The Criteria are not (and have never been) intended to be treated as a set of requirements, checklist or scorecard for appropriateness, but rather as an additional tool for Administration to highlight some of the preferred site characteristics that may make a site more suitable for redevelopment. There are no essential Criteria, nor is there a specific ‘appropriateness threshold’ for the number of Criteria that a site can or must meet. As stated by the Location Criteria purpose statement: *“These criteria are meant to be used as a guideline and are to be used in the review and evaluation of land use amendment applications that support multi-residential, rowhouse and cottage housing cluster developments. These criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval. In general, the more criteria an application can meet, the more appropriate the site may be considered for multi-residential infill development. In some cases, there may be applications that are appropriate but meet only a few criteria, or may meet multiple criteria but are determined not to be appropriate. These will need to be considered based on the scale and type of development proposed in relation to the local context.”*

Given the breadth of site characteristics covered in the Criteria, meeting many or all of the criteria may actually indicate to Administration that a site is especially well-suited for more intense forms of redevelopment – forms typically seen in the Multi-Residential or Mixed Use class of land use districts. Given the modest scale and intensity of change, the R-CG District does not need to meet all of the Criteria to be able to sensitively integrate with the existing fabric of low density communities and still achieve the policy goals and directions of the MDP. In the case of 3 Gissing Drive SW, the subject lands provide an opportunity to add innovative and affordable established area housing options for Calgarians in a location that benefits from:

Corner Location: The subject site occupies a corner parcel, allowing the proposed development to contribute to the neighbourhood streetscape and reflect existing residential design patterns, with units facing both Gissing Drive and 37 Street SW. Grade-oriented entrances on both streets and building façade articulation provide the appearance of distinct houses, adding to the residential appearance of the street, calming traffic and enhancing pedestrian safety and experience along adjacent sidewalks.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along Gissing Drive and 37 Street SW. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks, increase parking options with limited impact on the existing neighbourhood, and provide safer, more pedestrian-oriented streetscapes with fewer driveways crossing sidewalks.

Major Road: The subject site is located along 37 Street SW – a Major Road – ensuring both ease of access and traffic capacity for existing and future area residents.

Proximity To Primary Transit: The subject site is ~100m / ~150m from two primary transit stops (Route 72, 73 & 13), and is adjacent to the 37 Street Primary Transit Network corridor. Calgary's Primary Transit Network provides communities with daily reliable public transit service, with a frequency of every 10 minutes or less, 15 hours a day, 7 days a week.

Proximity To Multi-Residential Development: The subject site is proximate to a number of existing large scale multi-residential developments sited directly across 37 Street SW.

Common Community Questions & Concerns

As part of the Land Use Redesignation application review process, Administration actively informs surrounding area residents of an application having been made and accepts comments from interested citizens and surrounding area neighbours. The File Manager and Applicant for the subject application received a letter from a surrounding area resident expressing concerns about the appropriateness of the application. The below provides a response to the key themes outlined in the correspondence:

Application & Approvals Process: The project team is committed to a transparent and information focused engagement approach that leads to high quality bricks and mortar outcomes. As part of this approach, the team pursues Development Permit applications in step with Land Use applications to demonstrate both development vision and intent. This also ensures that stakeholders have a chance see why a Land Use Redesignation is being sought and the detailed design being proposed.

CivicWorks has designed and undertaken a proactive and appropriately scaled community engagement process in support of this application and others like it to ensure a clear and transparent application process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications.

Height & Shadow Concerns: The proposed development vision for 3 Gissing Drive SW features a two-storey form, with a maximum height of 9.14m from grade. The rules of the R-CG District have been designed to be sensitive to surrounding area context and adjacent landowners. Height rules for Rowhouse buildings allow up to an 11m height in the middle of a building, but maintain contextual height rules for parts of the building directly adjacent to other low density districts. Regardless of building form, the R-CG District limits the maximum height within 4.2 metres of the adjacent property line to 8.6 metres, similarly to other Contextual Districts that have rules governing the relationship to adjacent properties. Furthermore, any floor above 8.6 metres must be reduced by 25% to prevent the building from being large and imposing. As a result, the maximum 11m height for a rowhome is typically only achieved at a building's roof peak. District rules for building coverage and amenity space also ensure that appropriate yard space is still provided.

Prior to the rules of the R-CG District coming into effect, rowhouse forms built in Calgary tended to be large and blocky, having been built under the rules of the M-C1 District. The R-CG District was created specifically to prevent such uniform massing and be contextually similar to other 2 and 3-storey forms allowed by low density districts like R-C1 and R-C2.

Privacy: R-CG District rules dictate that rooftop amenity spaces located on the top storey must be oriented towards the street, in order to minimize potential overlooking and privacy concerns. Outdoor amenity spaces and the windows of all units must be designed, sized and oriented to minimize potential overlooking and privacy concerns. Additional strategies include the provision of frosted windows in key locations to further mitigate privacy or overlooking concerns.

Setbacks: The setback, site coverage, amenity space and height rules of the R-CG District all culminate to orient built form towards the street and away from adjacent neighbouring properties, resulting in more substantial side setbacks than seen in typical R-C2 detached or semi-detached development scenarios. Additionally, Administration generally encourages applicants to seek a reduced front setback to move buildings towards the corner and away from neighbours.

Secondary Suites: A critical area of concern often raised by communities is the uncertainty posed by the inclusion of basement and accessory suites in the permitted uses of the R-CG District. The project team acknowledges that the uncertainty surrounding secondary suites is a credible concern, since it appears to allow for the proposed unit count to effectively double.

In considering this common concern, it is important to note that to meet building and fire code requirements, secondary suites must be specifically considered and integrated into the architectural design of a rowhome. The inclusion of secondary suites requires the provision of additional fire prevention measures and fire rated party walls – requirements that cannot be retrofitted into a rowhome building after it has been constructed. This means that a proposed rowhome development with four dwelling units cannot accommodate the future addition of secondary suites. Retrofitting a secondary suite into an existing rowhome is both technically impractical and cost-prohibitive.

The proposed development vision does not include any basement or secondary suites, nor does it include the necessary fire prevention/mitigation measures that would allow for the development of suites in the future.

Waste & Recycling Bins: As per Bylaw requirements, all R-CG garage units are designed to be able to accommodate the storage of three standard City of Calgary waste, compost & recycling bins. The City of Calgary's new alternating pick-up schedule further reduces laneway clutter on pick-up day.

Loss of Trees: City of Calgary Bylaw protects all public trees adjacent to a given site, and the R-CG District rules require the planting or preservation of a minimum of two trees per unit. Tree protection measures are also required to be put in place at the time of development.

Traffic & Parking: A variety of available transportation options like walking, cycling, transit, UBER, and car sharing services like Car2go mean households are less likely to own more than one vehicle. Given current trends toward decreased car ownership and the modest scale of development proposed – four units with four private garages and no potential for secondary suites – the resultant traffic generation and additional parking demand will be minimal and unlikely to have a material detrimental effect on local traffic volumes or the supply of on-street parking in the neighbourhood.

The distinctly residential appearance created by the R-CG District's steady rhythm of doors and porches adds visual interest to the neighbourhood streetscape, calming local traffic and enhancing pedestrian safety and experience along adjacent sidewalks. Today, the lack of on-street parking restrictions in the neighbourhood indicates a healthy and readily available on-street parking supply. Should this change in the future, residents can choose to apply to the Calgary Parking Authority to implement on-street parking restrictions and permits, given sufficient neighbour support.

Density & R-C1 Neighbourhood Character: Eagle Crest Construction is committed to creating homes that are considerate of their surrounding context, offer a high standard of architectural quality and contribute to the fabric of established neighbourhoods. The proposed land use change and associated development vision represent a modest increase in density, while introducing more flexible and affordable established area housing options for Calgarians looking to live in communities with direct and easy access to transit, shopping, schools, amenities, open spaces and other community services.

Today, available forms of housing in Calgary's established communities can be prohibitively expensive for prospective new home owners, young professional and families. The gap in the affordability of single detached and semi-detached housing in established communities like Glamorgan is highlighted by the most recent Calgary West statistics from CBRE (Fig.1 & 2).

FIG.1 CBRE CITY CENTRE HOUSING BENCHMARK PRICE STATISTICS

Source: CREB Monthly Statistics Package - City of Calgary (May 2018)

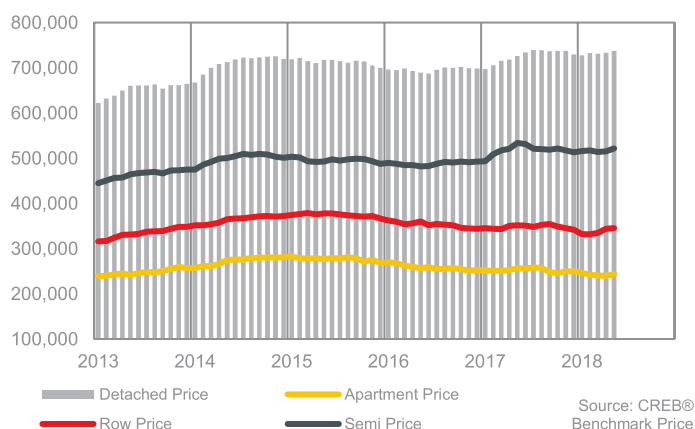
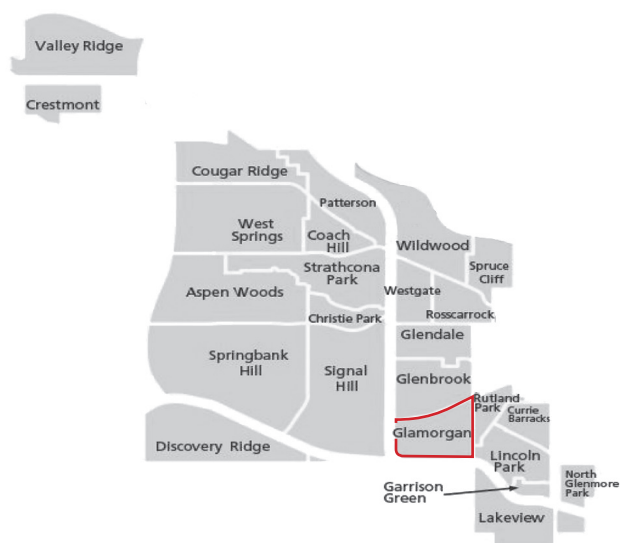


FIG.2 CBRE CALGARY WEST STATISTICS AREA

Source: CREB Monthly Statistics Package - City of Calgary (May 2018)



The historic data shows that detached and semi-detached housing prices in Calgary West communities have continued to climb. Although housing prices will naturally vary by community, the benchmark price for an established area single-detached home in the Calgary West area is now roughly ~\$750,000, putting this housing option out of reach for many. With a far more affordable benchmark price of ~\$350,000, rowhomes address the crucial 'missing middle' of housing in Calgary – attainable homes that meet the needs of those looking for established area housing options that lie somewhere between a traditional condominium and a single-family home or duplex.

The sensitive addition of rowhomes to neighbourhoods like Glamorgan represents a vital opportunity to contribute to the evolving character of Calgary's established areas and foster complete, resilient and vibrant communities that welcome a diversity of Calgarians. Simply maintaining the land use status quo presents a real risk of creating communities that are excessively homogeneous, with too little demographic or economic diversity and fewer rental, starter or senior-friendly housing options.

Conclusion

The proposed land use redesignation at 3 Gissing Drive SW will contribute to the continued vitality of Calgary's established neighbourhoods and facilitate a development vision that addresses the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments, or concerns, please contact me at 403-889-4434 or boris@civicworks.ca.

Sincerely,



Boris Karn, Planner
B.HSc., M.Plan.