

Community Association's Submission

From: Doug Roberts [mailto:development@richmondknobhill.ca]
Sent: Friday, September 14, 2018 9:52 AM
To: Friedman, Jarred B. <Jarred.Friedman@calgary.ca>
Cc: Dennis Cant <[REDACTED]>; Dana Hill <[REDACTED]>; Nancy Miller <[REDACTED]>; Nicholas Milliken <[REDACTED]>; Shamir Charania <[REDACTED]>; Chris Harris <[REDACTED]>; President RKHCA <president@richmondknobhill.ca>
Subject: [EXT] Community Association Comments on LOC2018-0167 -- 2104 26 AV SW

Mr. Friedman

The Development Committee for the Richmond/Knob Hill Community Association (the "Association") has reviewed the captioned application to redesignate the subject parcel from the existing R-C2 land use district to an MU-2 f1.0 h10 land use district (the "Application") and provides the following comments at this time.

The Association is generally supportive of the subject parcel being redeveloped as a low density mixed-use development with retail/commercial at grade, as:

- 1) the subject parcel is located on the NW corner of a signalled intersection of 2 collector roads, 20 ST SW and 26 AV SW (the "Intersection");
- 2) there are existing retail/commercial developments on the SW and SE corners of the Intersection, and a park on the NE corner of the Intersection (the "Park");
- 3) the subject parcel is currently occupied by an older low density dwelling, which the Association does not consider to be the best use for the subject parcel given its location at the Intersection; and
- 4) a low density mixed-use development in this location would be of benefit to Richmond/Knob Hill, as it would add to the mix of shops at the Intersection and potentially help to further activate the Park.

However, the Association sees a number of issues that should be addressed, some of which relate specifically to the Application and others of which would relate to any low density mixed-use development on this block face. These issues include the following:

- 1) Mix of Uses — The Association feels that dwelling units on the upper floor(s) of the proposed development would be more appropriate than offices in this location, as dwelling units would help to increase density and the diversity of available housing options in the area by providing dwelling units that are both:
 - (a) more affordable for first-time homebuyers; and
 - (b) more suitable for seniors and other homebuyers looking to downsize, than the 2- and 3-storey single detached and semi-detached dwelling units that comprise the bulk of the redevelopment that has taken place to date in our community.

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2) Inconsistency with Adjacent R-C2 Parcels to the West — The proposed MU-2 land use district does not transition overly well to the adjacent R-C2 parcels to the west in certain respects, such as front setback. In this regard, if the City were to decide that this application warrants approval, it would be helpful for the City to at the same time address what uses/land use districts it would consider appropriate for the remainder of the unredeveloped properties along the east half of this 2100 block face. To what extent would the City be inclined to approve applications to redesignate those other R-C2 parcels to MU-2, or to some other mixed-use or higher density land use district? If they would be so inclined, then it is quite possible that the floor area ratio and building height limits proposed in the Application are lower than they should be.

3) City of Calgary Restrictive Covenant — It has recently been brought to our attention that a mixed-use development in this location may contravene the provisions of a 1950 City of Calgary restrictive covenant that is registered against title to all or substantially all of the parcels in this area north of 26 Avenue SW (the "Covenant"), particularly Paragraph 3 thereof which states that "No Lot forming part of this scheme or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes". A copy of the Covenant is attached for your convenience.

Thank you.

Doug Roberts
Chair, Development Committee
Richmond/Knob Hill Community Association


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