

GRAVITY ARCHITECTURE

Monday, August 20, 2018

Druh Farrell - Ward Councillor - Ward 7

cc: Steve Jones, Senior Planner City of Calgary

Re: 235 14 Av NE LOC2017-0399



At the Public Hearing for this file on June 11 2018, Council withheld 2nd and 3rd readings and directed us, the applicant, to re-engage the community. This letter provides an update on the engagement that has happened since then. Following June 11th, we re-engaged the community in two ways:

1. We did an additional letter drop to all residents within 6 dwellings in all directions of our subject property, inviting them to reach out to us directly with any questions and/or concerns.
2. We held a meeting with the CA at the Community Hall on July 17th, and invited any/all concerned residents to attend so all questions and/or concerns could be discussed and addressed in person.

At the meeting on July 17th, there was broad acknowledgement from residents and the CA that our proposed project has improved significantly with the addition of increased articulation and high-quality materials, and in fact has many features the community would like to see in more low-density developments, regardless of Land-Use. We feel these key features make this Land-Use and design proposal particularly suitable for this location. They are itemized below and are also reflected in our in Development Permit submission (please also reference Appendix A & B at the end of this letter for a project rendering and site plan that provides a graphic reference for most of the items listed).

1. We've proposed a two-storey row house building with a low slope roof that does not seek to exploit the maximum available height. R-CG allows for up to 11m in height, the proposed project is 9.52m in height from grade to peak.
2. We've provided a 5.5m setback from the rear facade of our building to the West property line we share with our neighbour, an unprecedented setback for this type of project. This setback allows each unit to have a large, private, at-grade amenity space that exceeds the minimum area requirement of the bylaw.
3. We've designed a row house building that does not include secondary suites, nor the provisions to ever include secondary suites.
4. We've proposed planting that exceeds the bylaw requirement. The bylaw requires 10 trees, the project proposes 17 trees and 21 shrubs. Each rear amenity space will get 2 mature trees to assist with screening, privacy, and overall beautification.

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5. We've proposed a screened, secure, on-site enclosure for carts to be stored in on non-collection days. This will keep carts from being left to clutter the lane, a known problem we are happy this project provides a solution for.

WHAT WE HEARD:

The CA's unwillingness to support this project is rooted in two key concerns:

1. Parking

- despite our project accommodating all of the required on-site parking within our detached garage, the community feels this will not be adequate.

Our Position:

We feel the parking required under the R-CG rules will be adequate considering this parcel's proximity to transit and amenities. Our proposed project meets our goal of providing all the required parking on-site.

2. Precedence

- The community feels our proposed project will set a dangerous precedent, paving the way for more row house developments, most of which they suspect won't incorporate the desirable features listed above. I was told by many of the residents at the July 17th meeting that they really want to support our project, but they're very worried they will find themselves in a weaker position to oppose the larger and less tasteful developments that they feel will surely follow if ours is approved.

Our Position:

We know the City evaluates each Land-Use Application and Development Permit on it's own merits, and we feel that's as it should be. Once built, we feel the community will be able to point to our project as an example of what they want to see from future R-CG applicants

In summary, we feel the R-CG Land-Use and the project we've designed will be an example of how a row house development can sensitively mesh with an established low-density context. Approval of these applications will provide a high-quality housing option in Crescent Heights for 5 new families, and so we ask for your support to give 2nd and 3rd readings to allow this project to move ahead. Please feel free to reach me anytime at trent@architecture.ca, or at 403-464-7721.

Regards,



Trent Letwiniuk
Principal
Gravity Architecture Corporation

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APPENDIX A: PROJECT RENDERING



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