

Community Association Letter



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January 31, 2019

Breanne Harder - File Manager
Planning, Development and Assessment #8201
The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5
Phone: (403) 268-5729

Re: LOC2018-0158 517 67 Av SW C-COR3 to MH3, MH1, DC/C-COR2 Application

Dear Ms. Harder,

Kingsland Community Association (KCA) provides the following updated response for this land use amendment application.

1. KCA supports commercial, office and residential land uses and densification on these parcels. Redevelopment of these parcels could stimulate revitalization for this corner of the community and hopefully increase walkability across Glenmore Tr and MacLeod Tr.
2. KCA requests that if CPC and council believe these significant zoning requests are appropriate then please provide first reading approval only. Lower intensity is more appropriate with no firm project details at this stage.
3. DC and rezone parcels will benefit from lower FAR with bonus for higher FAR to enable funds for nearby community enhancements, e.g. pedway, traffic flow, lighting, sidewalks. The community has some expectations for perhaps the largest capital project envisioned in our NE quadrant to help stimulate more revitalization.
4. Specific to each Block we have the following comments:
 - i) East Block DC C-COR3 f6 h90
Chinook Shopping Centre DC Site 2 allows for future built form of 115 m with FAR 4.1 or FAR 5.1 with bonus but current built forms are much lower. MacLeod Tr East buildings are contextually modest. Kingsland parcels to the south are much lower. Proposed heights are very high relative to current built form. Zone modifier h60 f4 is suggested as a transition to the current and future built forms near this parcel.

Community Association Letter

DC approvals are very difficult to appeal. Strictly having first reading approval only is important as zoning density increases to enable more influence at the DP stage.

ii) West Block M-H3 h70 f11

Requested h70 is 20 m higher than the adjacent rental tower which is one of the tallest buildings in the community and coupled with f11 suggests a broad 47% massing coverage potential. M-H3 has no floor plate restriction provisions as height increases.

Owner occupants, quality of construction, sufficient parking, and sensitive designs will be viewed positively by the community as the project progresses and may help with supporting minor relaxations at the DP stage.

M-H2 zone is requested to be more sensitive to nearby current built forms with modifiers to retain north skyline views. First reading approval only is requested to enable more influence at the DP stage.

iii) South Block M-H1 h26 f4

This land uses the maximum parameters for M-H1. Modifiers suggest potential for 45% massing coverage. Owner occupants, building massing, quality of construction, sufficient parking and sensitive designs are important issues for this parcel at the DP stage.

Zone modifier h20 f3 is requested for a more contextual and sensitive transition to existing built forms. First reading approval only is requested to enable influence at the DP stage.

5. KCA will require traffic and pedestrian upgrades with a significant increase in density for the NE quadrant. TIA and summary of upgrades will be beneficial when available. Future projects should consider:

- a. East 67 Av width: potential removal of partial north or south side curb parking to widen the road, or potential conversion to east bound one-way.
- b. Glenmore / MacLeod Tr pedway: improved walkability to Chinook Mall / LRT and restaurant row (directly east of this location across Macleod).
- c. MacLeod Tr northbound turn lane: improved northbound traffic turning left into this area to remedy a current deficiency.
- d. 67 Av and 4A St Intersection: new cross walk and traffic calming features to improve pedestrian and traffic safety.

Thank you for the notification regarding upcoming CPC meeting and council hearing dates.

Community Association Letter

We appreciate the opportunity to provide feedback on this application. The community will benefit from a quality project with community enhancements in our NE quadrant.

Best Regards,

A handwritten signature in blue ink that reads "D. MacDonald." with a period at the end.

Darren MacDonald
KCA Planning Director