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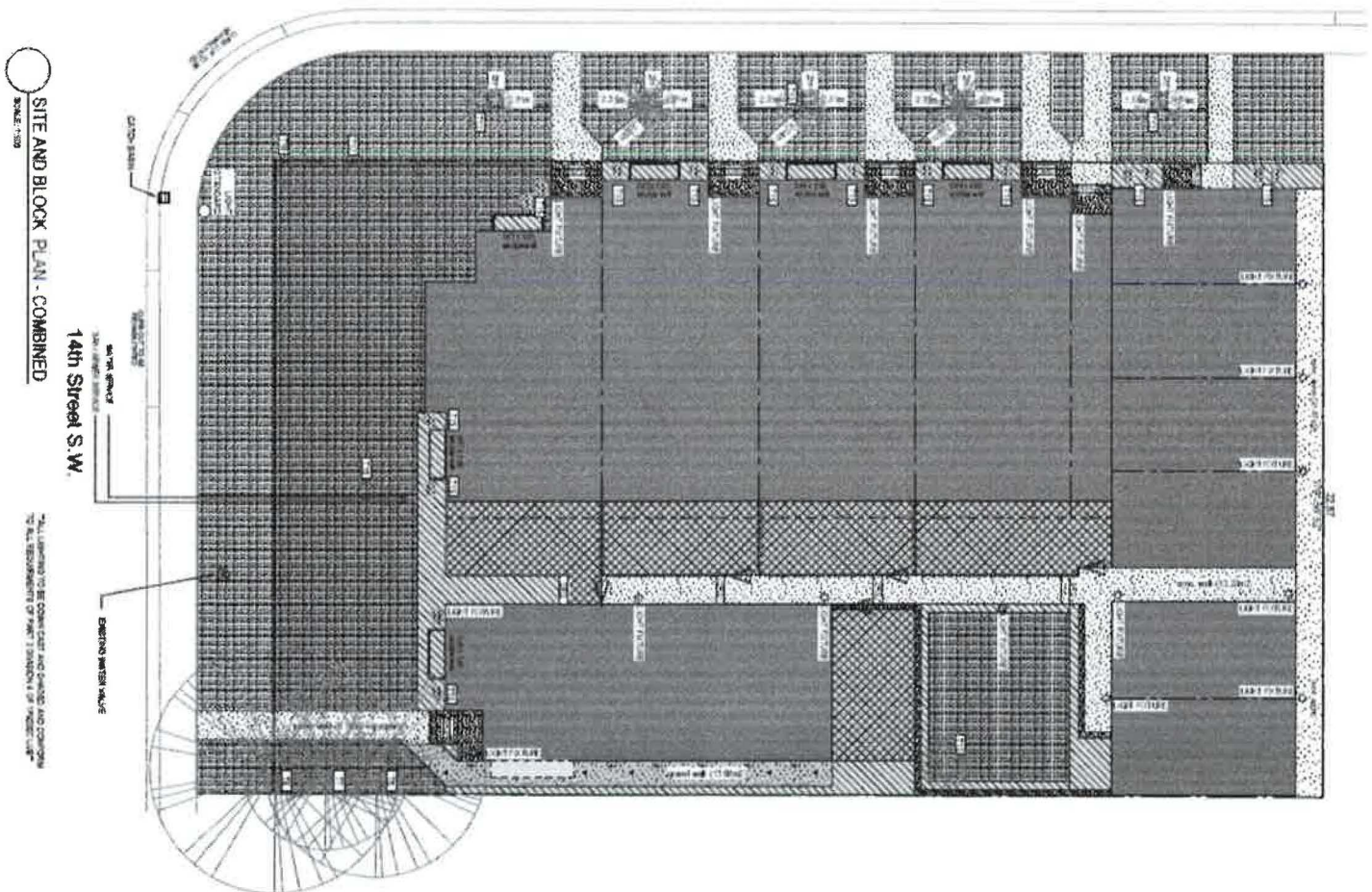
FEB 25 2019

ITEM: 8.1.2 CPC2019-0031
LOC2018-0219 Distribution
CITY CLERK'S DEPARTMENT

3725 14 St SW – Proposed



Exterior Perspective for Reference Only, NTS.



Planning Rational - LOC2018-0219 – 3725 14 ST SW

Corner Site

The site is located on the corner of 37th Avenue and 14th Street. This will allow for grade-oriented entrances on 37th and on 14th. It will also serve as a compatible transition between what will be RC-2 to the south, RCG to the west, and MC-1 to the north.

Direct Lane Access

The lane will facilitate all the parking access and garbage collection to be from the rear allowing for an un-interrupted sidewalk along 14th and 37th. This will improve the pedestrian realm.

Urban Boulevard

14 Street SW is an Urban Boulevard that has direct access to downtown. This allows easy access to the site with minimal impact to the surrounding neighbourhood.

Proximity to Transit

This site is very well served by Calgary Transit. There is a transit stop directly in front of the site. (#13, runs from MRU, through Altadore, Mount Royal, the Beltline and into downtown). There is another transit stop 285m to the north of the site. (#7: runs from Crowchild, through Altadore, Beltline, to downtown).

Proximity to Existing Open Space

This is site 120m north of River Park (the dog park). This is a regional park with access to Sandy Beach and the River Path System. There is a neighbourhood park 60m to the east (playground, benches, grass field, ice rink). South Calgary Park is located 400m to the north. (soccer fields, baseball diamonds etc)

Proximity to Community Amenity

There are many schools, churches, community hubs, and neighbourhood services within walking distance. Below is a partial list:

Marda Loop Communities Association (550m)

River Park Church (70m)

Altadore School (750m)

Yoga Nova Studio (185m)

South Calgary Outdoor Pool (600m)

William Reed School (300m)

Giuffre Family Library (450m)

YYC Cycle Sin Studio (220m)

Marda Loop Business Area (1,100m)

St Mark's Anglican Church (650m)

Summery of Community Engagement

Project – 3725 14 St SW Land Use Amendment Permit Number: LOC2018-0219

Prepared by: Matthew Wilson, Applicant. (Ph# 403-710-2344)

Community engagement is important to us because we live in the community and we are highly motivated to build a quality development that suits our site. We also know that projects run much more smoothly when interested parties are involved in the project from the very start.

Marda Loop Communities Association

On October 18th I emailed the Development Chair from the MLCA and requested an opportunity to present to the Committee or the Board. The MLCA provided a letter to CoC Planning & Development that seems to generally support our proposed LOC.

Adjacent & Effected Neighbours

We knocked on doors of the eight closest neighbours and had discussions with most if them. These neighbours were generally supportive of the project. Two of the four neighbours asked about our parking plan. They were satisfied when we told them that each unit would have on-site parking. We left our package in the mailboxes of the neighbours who were not home. We did not hear from these neighbours.

Wider Community

In early October we created two sandwich board signs that describe the LOC and project as well as our contact information. We placed these signs on each side of the site, so they would be visible to people walking and driving by. A photo of one of these signs is attached. We did not receive any feedback from these signs, but we assume that many from the wider community read the signs and were informed.

Jennifer also informed me that she received two letters in relation to our LOC. The concern from the letters included: increased traffic, lack of on-street parking, and building height. My expectation is that when these people see our development permit application their concern will be addressed.

Future Engagement

We have collected contact information for all the neighbours we have spoken to. We will feed them information as our project progresses.





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January 2, 2019

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Email: CPAG.Circ@calgary.ca

Attn: Jennifer Duff, jennifer.duff@calgary.ca

Re: LOC2018-0218 & DP2018-5881, 3725 14 St SW.

Dear Ms. Duff,

I live in the home to the south of the subject site. I have met with the developers and exchanged several phone calls and emails. I have reviewed the Development Permit plans for this site that are labelled "DP Submission 12/17/18" that show a six-unit townhouse style development with three units being 3 stories and 3 units being 2 stories, and where all units have one private on-site parking spot. I have been told that these are the plans that are under review by the Planning Department.

The purpose of this letter is to let you know that I support the approval of the land-use amendment from R-C2 to M-C1 that will allow for this development and the approval of the DP for the development that is shown in these plans. This development will serve as a transition from higher density development to the north and west. Once complete I believe it will have a positive impact on our community.

Sincerely,

Don McDonald.