

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100 Stn M
Calgary, AB T2P 2M5

April 17, 2019

Sent electronically to PublicSubmissions@calgary.ca on April 18,2019

**Re: Application for Land Use Amendment - LOC2018-0188 CPC2019-0379
Lower Mount Royal 823 – 17 Avenue SW**

Dear Council Members,

Thank you for the opportunity to present our comments with respect to the above application. We live across the rear alley from the subject site.

We see no compelling argument for approval of the amendment as proposed, which would increase the maximum building height from the permitted 23 metres to 27 metres, and would increase the maximum building floor area from the permitted 4,180 m² to 6,970 m². The current land use provisions at C-COR1 f3.0 h23 are already overly generous in terms of height and massing to fit with the local area.

Contextual Appropriateness in Scale and Design

Previously approved guiding Plans referenced in the Council report support enhanced pedestrian access and human scale development. One report not referenced in the application is *The 17 Avenue SW Urban Design Strategy* which was approved by City Council in March 2008 after extensive technical study and including public consultation. The approved Built Form Guidelines in the report (see page 30) emphasize the need for rhythm and contextual appropriateness in respect to the human scale features and size of buildings that presently exist (1-3 storeys). The report suggests character buildings of 3 and 4 storeys (see page 36) as also referenced in the Centre City Plan. The successful Mount Royal Block constructed in 2006 at the corner of 7 Street and 17 Avenue SW respects these parameters.

Tomkins Park

Tomkins Gardens, a century old park between 7 and 8 Streets along the north side of 17 Avenue is an important attraction to the neighbourhood and one of the few open spaces in the central city. It deserves better treatment than to be dominated by a 7 or 8 storey building across the

street. Adherence to guidelines allowing only two hours of sunlight between noon and 2 pm in the afternoon in the spring and summer is not sufficient. This highly frequented amenity deserves year round full day sunlight.

Traffic Conditions

The rear alley between 17 and 18 Avenues SW is already extremely busy. The area behind the Mount Royal Block at 17 Avenue and 7 Street SW (with no rear setback) functions as a one and a half lane roadway, and is therefore frequently blocked with service vehicles. With another large building built to the property edge without any at-grade setbacks, access and egress from the lane will be extremely difficult. According to the Council report on this application no transportation study was done.

830 – 18 Avenue SW

Lastly, our own property would clearly be negatively impacted by a building of the proposed height and mass looming over our backyard, blocking natural daylight and downtown views to the north. Potential noise is also an issue for residences like ours to the south of the development.

This application reflects a pronounced lack of vision for the development of 17 Avenue SW and indicates a lack of desire to fit appropriately into the neighbourhood. We are fully aware that development will take place along 17 Avenue SW, but see no reason why it cannot be done within the parameters of the existing land use by-law. The City should be enhancing the pedestrian friendly atmosphere along the avenue and improving important heritage character features such as Tomkins Park, rather than permitting exceptions that will negatively impact the area.

Sincerely,

Linda and John Stewart
830 – 18 Avenue SW
Calgary, AB T2T 0G7
(403) 244-0505

I appreciate the opportunity to comment on the proposed Land Use Amendment for 823 – 17th Avenue S.W. (LOC2018-0188). My husband and I own a character home at 822-18th Avenue, across the lane from the subject parcel.

We are supportive of densification to combat urban sprawl and vitalize the inner-city. The challenge is to balance these initiatives with the need to preserve the character that makes historic neighbourhoods attractive places to live.

I have studied the Planning and Development Report to the Calgary Planning Commission and note that the only community benefit identified as a result of a change in land use is a monetary contribution to the Heritage Incentive Reserve Fund. This contribution is meant to compensate the community for the loss of two older homes that have character value but no formal historic designation. That seems fair so let's call the loss of the character homes and the monetary contribution a wash. Later in the report, this same monetary contribution is cited as recompense for "the proposed increase in development intensity on the site." It seems disingenuous to make a relatively small contribution the panacea for the loss of two character buildings, and a significantly increased building massing that includes an increased building height of 4 metres and a 67% increase in the floor area ratio (FAR). It's clear how the increase in height and FAR benefit the developer. How does this benefit the community?

The current land use designation allows for significantly more density than what presently exists. Building to the current standard could result in a streetscape that moves away from the eclectic, low-profile older buildings that give the street its charm and character. That doesn't seem to be a change for the better so why would we want to exacerbate that by adding additional height and mass?

Moving from a community level to a personal one, the proposed land use amendment will significantly and adversely affect our property. Additional height means additional overlook issues. There was no traffic study done for this proposal even though the laneway between our property and the proposed development is narrow and overtaxed. Most of the residents on our side of 18th Ave SW use the laneway to access their own parking areas and it is already a challenge to dodge traffic. The proposed amendment calls for a "modified setback area and building step back along the rear lane", thus narrowing an already narrow lane that was not built to accommodate a significant flow of traffic. I assume that the Arlington Street development will have underground parking accessed off the laneway. I encourage Council members to go look at the laneway and imagine what it will be like to navigate on a Saturday night with a stream of either condo owners or hotel guests driving in and out.

The amendment allows for a new Restaurant Patio use that would permit outdoor speakers. Yikes! Who would want that across from their home? One of the advantages of this patio, according to the Planning and Development Report, is that it will "provide activity." Yes, I'm sure it will, especially during Stampede Week when it will be allowed to operate between 7 am and 12 p.m. Any other day of the year,, the patio with outdoor speakers will provide activity from 7 am to 10 p.m. in order to service the restaurant area, which would also be larger than the current zoning allows. An outdoor patio can be a lovely addition to a neighbourhood but the outdoor speakers are not: they are intrusive and—literally--set a disquieting precedence.

Letter

The report states that the proposed zoning change is in response to a “number of unique characteristics for the proposed development..”. These unique characteristics are not a response to unusual site requirements or driven by innovative architecture: they are characteristics designed to maximize profit for the developer. That’s not a good enough reason to justify a land use change, particularly when there are no commensurate benefits to the community.

We are not anti-development and are willing to “take one for the team” if our property is compromised but the community benefits. But the only group that seems to be benefiting here is the development group. It’s possible that there are community advantages that haven’t been communicated in the report. If so, we would like to hear about them and if they were compelling, we would be open to reconsidering our position.

Based on the current information, we respectfully ask Council to deny the application for Land Use Amendment (LOC2018-0188) and request that the Calgary Planning Commission work with the applicants to formulate a proposal that is more sensitive to the well-being of this vibrant section of lower Mount Royal.

Best,

Lisa and Tom Buck
Joint owners, 822-18th Avenue S.W.
Mailing address:
2101 8th Street, S.W.
Calgary, AB T2T 2Z7



April 11, 2019

Via email publicsubmissions@calgary.ca

Re: LOC 2018-0188, Public Hearing of City Council April 29, 2019

Dear Members of Calgary City Council

I am writing on behalf of the Calgary Heritage Initiative Society regarding LOC 2018-0188 and the potential loss of historic character buildings along the 800 block of 17th Ave SW. Similar comments were submitted by CHI to the file manger in December 2018, however, we understand that only comments from the Community Associations and surrounding residents are presented in Administration's report to CPC on this matter.

Our objective at CHI, as a city-wide, citizen advocacy group, is to create awareness about the value of built heritage and to work towards supporting policy change at all levels of government to protect these resources. Please visit our web site, www.calgaryheritage.org. Our "Posts" section includes posts about the history of 17th Ave SW and redevelopment plans for the avenue. Our Watch List provides fact sheets about some of the sites that we are keeping an eye on – including the 800 Block of 17th Ave SW.

CHI feels that when an application for redevelopment involves the loss of character buildings not yet evaluated for the City's Inventory of Historic Resources, that the independent evaluation of these resources be accelerated. The loss of undesigned character and inventoried buildings should be highlighted in City communications about the application and options for mitigating the loss, when the loss is inevitable, should be fully explored. These options may include heritage density transfer, commemoration, requirement to incorporate elements of the original building(s) in the new design, and so forth.

The 800 Block is a rare, remaining example of a residential historic streetscape on 17th Ave SW. It features the Spanish style Buon Giorno restaurant and modest wood frame homes, adjacent to the mixed-use commercial (Lang's Grocery) and single-story food retailers with angled corner frontage at 8th St SW. The block is across the avenue from Tomkins Park, established in 1915 on land donated by Henry & Elinor Tomkins. It is kitty-corner to the prominent Devinish Apartments, also constructed in 1911, a provincially and municipally protected heritage resource. The 1912 Anderson Apartments, also designated, are located to the rear and east of the development site at 804 18th Ave SW. These sites arguably form a heritage district on a highly visible corner (8th St and 17th Ave SW). The district is reminiscent of what was once the 17th Avenue High Street, with diverse housing, commercial and a public space.

I would like to draw your attention to two statements in the Developed Areas Guidebook that support the objective of community character retention in the Municipal Development Plan.

"a. Encourage the conservation of heritage buildings, including the incorporation of heritage buildings within new developments, to align with the Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

b. Acknowledge that the heritage value and heritage resources of an area include, but are not limited to, properties currently listed on Calgary's Inventory of Evaluated Historic Resources (Inventory)."

CHI is pleased that Administration's report to the CPC about this application has identified the loss of these un-inventoried and un-protected character buildings, particularly two of the century-old converted homes. CHI continues to advocate for the retention of all four character buildings over demolition. The City needs to do a better job of protecting our heritage assets and recognizing the economic, environmental and social benefits they provide to our citizens. In this case, demolition appears to be inevitable because it is the developer's will and existing policy allows it. As no heritage density bonusing frame work is in place (yet) for Lower Mount Royal, CHI supports that a "community benefit" be provided by the developer...intended to offset the loss of the existing historic character homes on the site through a monetary contribution to the Heritage Incentive Reserve Fund", as detailed in Administration's report.

One area of concern with this application is the impact of shadowing on Tomkins Park, especially given that the Land Use application is for 27 metres (an increase from the currently approved maximum of 23 metres and a significant increase over the modest single-story profile of the exiting buildings). While there is provision to limit shadowing through the Lower Mt. Royal ARP and the Centre City Plan (under revision), we question whether these requirements (applying only to midday from March 21-September 21) will be sufficient to sustain the park and attract park users throughout the day. In this regard, we suggest that Calgary Parks, through the Detailed Team Review Process, conduct a thorough analysis of shading impacts on grass/plant growth, implications for future maintenance and citizen use and enjoyment of the park.

We are pleased to introduce CHI to you and look forward to continuing dialogue with the City about the loss of Calgary's heritage, evolving City policy, and ways that we may constructively influence the retention of community character (a noted City planning objective) through heritage retention. Over the past few months, we have been actively involved as stakeholders in recent City initiatives such as the City Centre Plan Refresh and the Developed Area Guidebook workshops. We are particularly enthused about discussions around heritage districts through the provision for Special Policy Areas in the DAG and encourage continuing policy work to protect Calgary's heritage and character buildings.

Karen Paul, CHI Communications Director

403 540 7796

contact@calgaryheritage.org.

Gibb, Linda A.

From: Lee Stanfield <lee.e.stanfield@gmail.com>
Sent: Monday, April 22, 2019 9:58 AM
To: Public Submissions
Subject: [EXT] Re: Application for Land Use Amendment - LOC2018 – 0188 CPC2019-0379

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This application reflects a pronounced lack of vision for the development of 17 Avenue SW and indicates a lack of desire to fit appropriately into the neighbourhood. We are fully aware that development will take place along 17 Avenue SW, but see no reason why it cannot be done within the parameters of the existing land use by-law.

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Thank you for your consideration.

Sincerely,
Lee & Mike Stanfield
1022 13 Ave SW
(403) 615-0566

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