

Letter from Bankview Community Association

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8

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Date: 23 April 2018

To: City of Calgary
Development & Building Approvals (Location #8201)
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Attention: Fazeel Elahi, File Manager
By email to: fazeel.elahi@calgary.ca

To Whom It May Concern,

File Reference: LOC2018-0069
Subject Address: 2103 14 ST SW, 2107 14 ST SW, 1437 19 AV SW

The Bankview Community Association Development Committee (BCADC) has reviewed the above noted Land Use Redesignation, and we submit our comments herewith. The development committee was not afforded the opportunity to review this land use redesignation or any proposed plans before the redesignation was submitted to the City of Calgary.

The proposed land use designation and the intensity of the proposed land use pose issues which are unacceptable to the Bankview Community. The community is supportive of mixed use development at this location. However, there are several contentious issues presented by this redesignation, which we would like to address, namely:

1. Height;
2. Floor Area Ratio;
3. Setbacks;
4. Uses.

Height

A maximum building height of 21 meters has been proposed in this application. This represents an increase from the current maximum of 16 meters. The BCADC is concerned that shadowing will affect the home to the west, and that there will be overlook issues. In our meeting with the applicant on January 9th, 2018, only 4 stories were proposed – 2 floors office and 2 floors residential above. The height limit proposed by the applicant in the meeting was 18 metres, which is slightly more than the 16 metres allowed under the current MC-2 zoning.

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Floor Area Ratio

A maximum FAR of 5.0 has been proposed in this application. This represents a doubling in FAR from the current 2.5. This is too much mass for the site. An FAR of 2.5 allows more landscaping, a sorely needed amenity in our rapidly densifying neighbourhood. The subject site is on the eastern edge of a significant residential conservation area. When the applicant met with the committee in January of 2018, the proposal was for four stories and a maximum height of 18m (only slightly more than the 16m allowed under the current MC-2 zoning). The zoning proposed by this application is intended for 17th Avenue, not 14th Street.

Setbacks

MU-1 allows a setback of 0 metres. The BCADC is concerned that building to the zero lot line would push pedestrians up against an already inhospitable 14th Street. It should be a condition that any development at this location contributes to pedestrian realm improvements. Furthermore, there are dangerous visibility issues at this intersection, making it difficult to turn onto 14th Street from 19th Avenue, especially during rush hour.

Uses

Changing the zoning from MC-2 to MU-1 represents a large increase in permitted uses. The subject site abuts onto a core conservation area of heritage homes and care must be taken to respect the historic heart of our community. Furthermore, the application states that the lot abuts an avenue. The lot actually abuts a lane. This puts our historic conservation area within arm's reach of the subject site.

If land use redesignation is considered appropriate by the city, we would support a Direct Control District with concurrent land use and development permit application. If the city deems that the MU-1 zoning is appropriate, the development should be constrained within the MU-1 designation to a maximum height of 18m and 4 stories as put forward by the applicant in our meeting, January 9th, 2018.

Thank you for inviting and reviewing our comment.

Respectfully,

Bankview Community Association

Jennifer Miller
Director, Development Committee

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