



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
Review Workshop: What we Heard
September 18, 2017

Project overview

At the Combined Meeting of Council that commenced on July 31, 2017, Item 6.37 - POLICY AMENDMENT AND LAND USE AMENDMENT, SOUTH CALGARY (WARD 8), 15 STREET SW AND 33 AVENUE SW, BYLAWS 44P2017 AND 270D2017, CPC2017-269 was carried and resulted in the following Notice of Motion.

MOTION ARISING, Moved by Councillor Woolley, Seconded by Councillor Chabot, that with respect to Report CPC2017-269, Council direct Administration to hold a workshop with the applicant and the Marda Loop Communities Association Development Committee to review the Development Permit to receive their input into built form, public realm interface, street edge, shadowing and parking.

A Combined Meeting of Council means a Regular Meeting of Council is combined with a Regular Public Hearing Meeting of Council.

Engagement overview

Engagement occurred in-person at a targeted stakeholder workshop held on September 9, 2017. The workshop provided those of you who received an invitation, an opportunity to review and provide input into the five elements articulated in Council's Notice of Motion.

In consultation with the applicant, Sarina Homes, and the Marda Loop Community Association, the workshop was designed to be an interactive and intimate discussion. Members of the Community Association, as well as the 49 households that directly border the subject site were invited to participate. Invitations, see [Appendix A](#), were hand delivered to the mailboxes of these households. Also, all of the information was provided to the Marda Loop Communities Association in case questions were directed to them. As part of these discussions, it was decided to hold the workshop on either September 9 or 16. The project team then received feedback that a representative for a group of residents who were quite vested in the development could not attend September 16 so the workshop was scheduled for September 9 to ensure that the group's voice was included.

The workshop was held at Altadore Baptist Church because accessibility concerns of those of you who had been invited were unknown and this was the closest and most accessible location that could accommodate everyone invited to the workshop.



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit

Review Workshop: What we Heard

September 18, 2017

Engagement sought to gather input on built form, public realm interface, street edge, shadowing and parking in relation to the Sarina Homes application in the 1600 block of 33rd Avenue S.W. Input that was gathered will be shared with Sarina Homes for use in its Development Permit and will be used by Administration to inform our assessment of the Development Permit.

Engagement Guiding Principles

In alignment with City Council's [Engage Policy](#), all engagement efforts, including this project are defined as: *Purposeful dialogue between The City and citizens and stakeholders to gather meaningful information to influence decision making.*

As a result, all engagement follows the following principles:

- **Citizen-centric:** focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens
- **Accountable:** upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement
- **Inclusive:** making best efforts to reach, involve, and hear from those who are impacted directly or indirectly
- **Committed:** allocating sufficient time and resources for effective engagement of citizens and stakeholders
- **Responsive:** acknowledging citizen and stakeholder concerns
- **Transparent:** providing clear and complete information around decision processes, procedures and constraints.

For more information about engagement at the City of Calgary, please visit: engage.calgary.ca.

What we asked

The purpose of the workshop was to provide an opportunity for those who directly border the subject site and members of the Marda Loop Community Association to review and provide input on the Sarina Homes Development Permit, in regards to [built form](#), [public realm interface](#), [street edge](#), [shadowing](#) and [parking](#). See [Appendix B](#) for definitions of the elements used in the workshop.

Since the workshop is at the development permit stage and to keep the conversation focused on the five elements, two pieces of work were considered out of scope. This included:

- The Main Streets Initiative – we informed those of you in attendance that while out of scope for this workshop, we intend to share results of our conversation with you to the project team leading the 33 Avenue Streetscape project.
- Details of the land use amendment submitted by Sarina Homes for the 1600 block of 33rd Avenue S.W., which has been approved by Council. Council approved:



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
Review Workshop: What we Heard
September 18, 2017

- the redesignation of the subject property to the Mixed Use – General District with a maximum height of 15.0 metres (4 storeys) and a maximum density modifier of 2.55 (which would facilitate the development of a 77 unit building); and
- an amendment to the South Calgary/Altadore Area Redevelopment Plan which created a new land use of 'Community Mid-Rise'.

What we heard

For those of you that attended the workshop, you were provided a few ways to provide input. Sarina Homes provided design sheets, approximately 3 ft. x 4 ft. that focused on their development according to each of the elements. There were five sheets (one per element) at each of the three tables (see [Appendix C](#) for these images). In addition to table facilitators noting comments on post-it notes, you also documented your comments and placed them on the design sheets. Additionally, you were given a participant package which included the complete PowerPoint presentation as well as tear-away sheets with the five questions with space to provide input. These tear-away sheets could be left at the registration table upon departure. During the workshop, a question was raised if you could keep these tear-away pages and fill them in at home to be emailed later. We suggested that you could photograph images of the feedback if that would be helpful and could email your completed input forms to the Engage email by end of day Sunday, September 10, 2017. All input that we received by September 10, 2017 is included in the Verbatim Responses section of this report and was used to create themes reflected in the Summary of Input section.

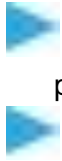
Various concerns/suggestions were identified in the workshop. Below is a list of prominent themes based on what we heard from you.

- Increase the variation between the units.
- Consider fewer units overall at a higher price point as this will reduce density.
- Increase the setbacks to larger than 3 metres and increase setback to the northeast corner along 15 Street.
- Stagger unit heights and increase setbacks.
- Improve traffic calming options, especially in and near playground zone.
- Consider slope impact during winter season.
- Incorporate more space for turning radius and two-way traffic in the laneway.
- Increase setback on fourth floor to mitigate privacy concerns.
- Make south façade more visually appealing and neighbourly.
- Add more trees or garden plots along 33 Avenue.
- Recess northeast corner from ground level to roof.
- Reduce the size of the sign on the building if signage is needed.
- Widen the laneway to allow for improved two-way access.
- Add higher sills to improve privacy along 15 Street.



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
Review Workshop: What we Heard
September 18, 2017



For a detailed summary of the input that was provided and Administration's responses, please see the [Summary of Input](#) section.



For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next steps

Thank you to those of you who attended the workshop and provided your input. Feedback that was received from the workshop will be shared with Sarina Homes for use on its Development Permit submission. Additionally, it is one element which will inform Administration's recommendation to the Development Authority on the proposed development. Other elements used in the decision-making process include City of Calgary policies, Land Use Bylaws, and City of Calgary operations which includes employee experience and expertise.

Development applications are reviewed by the Corporate Planning Applications Group (CPAG), as well as a number of external stakeholders including Councillors and Community Associations. CPAG determines if the application is complete and circulates it to internal and external specialists. All members of CPAG review the application and determine if the proposal meets City bylaws, rules, and policies. After CPAG completes their review a recommendation for approval or refusal is made to the Development Authority (a Senior Planner with signing authority on Development Permits). The Development Permit is advertised for a two week period in which members of the public, or the applicant, can appeal the permit. If the Development Permit is appealed, the Subdivision and Appeal Board will hold a hearing and take over the responsibilities of the Development Authority by making the final ruling on the permit. Following an approval of a Development Permit a Building Permit is required before construction can occur. Residents can keep track of Administration's review at www.developmentmap.calgary.ca.



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit

Review Workshop: What we Heard

September 18, 2017

Summary of Input

The design elements for this workshop were in response to Council’s Notice of Motion. We used your comments to create themes. The most prominent themes that you shared with us are highlighted below. The themes listed under what we heard are reflected next to the design elements where the comments were written on the provided design sheets.

Design element	What we heard	Administration’s response to what we heard (as of September 18, 2017)
Built Form ❖ Describes the “massing” of a building and what it looks like. It also encompasses how buildings relate to each other in terms of height, scale and character.	<ul style="list-style-type: none"> • Increase the variation between the units. 	We will have further conversations with Sarina Homes on these matters. Our review is based on the use of the development rather than the user so we have limited opportunity to comment on the types of units in a development.
	<ul style="list-style-type: none"> • Consider fewer units overall at a higher price point as this will reduce density. 	
	<ul style="list-style-type: none"> • Increase the setbacks to larger than 3 metres and increase setback to the northeast corner along 15 Street. 	
Shadowing ❖ Describes the shadow cast by a building over both its own site and adjacent sites.	<ul style="list-style-type: none"> • Stagger unit heights and increase setbacks. 	We will review the proposed setbacks in relation to the land use bylaw requirements as well as adjacent neighbour privacy concerns and discuss these findings with Sarina Homes.
Parking ❖ Describes the spaces designated for users of the development.	<ul style="list-style-type: none"> • Improve traffic calming options, especially in and near playground zone. 	We will share these concerns with Transportation Planning to consider during their review of the proposed development.
	<ul style="list-style-type: none"> • Consider slope impact during winter season. 	
	<ul style="list-style-type: none"> • Incorporate more space for turning radius and two-way traffic in the laneway. 	
Public Realm Interface	<ul style="list-style-type: none"> • Increase setback on fourth floor to mitigate privacy concerns. 	Please see the Shadowing category for our response to setback comments. We will review the Public Realm



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

<ul style="list-style-type: none"> ❖ Describes the spaces around, between and within buildings that are publicly accessible, including streets, square, plazas, parks and open spaces. These areas and settings support and facilitate public life and social interaction. 	<ul style="list-style-type: none"> • Make south façade more visually appealing and neighbourly. • Add more trees or garden plots along 33 Avenue. 	<p>improvements suggested here in consultation with Sarina Homes and our urban design specialists.</p>
<p>Street Edge</p> <ul style="list-style-type: none"> ❖ Describes how the building “meets the street”. 	<ul style="list-style-type: none"> • Recess northeast corner from ground level to roof. • Reduce the size of the sign on the building if signage is needed. • Widen the laneway to allow for improved two-way access. • Add higher sills to improve privacy along 15 Street. 	<p>We will discuss your laneway comments with Transportation Planning for their review of the proposed developments. The other elements suggested here will be reviewed in consultation with Sarina Homes and our urban design specialists.</p>



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

Verbatim Comments

The comments below were collected as part of the facilitated discussion at the workshop. Verbatim comments are as they were written on the post-it notes and have not been altered or edited. In some cases where your comment was in reference to something identified on the design sheet, a comment in brackets [] has been added to help us in our review of your feedback. Under 'shadowing' there are times of day that are listed in the left column. These are times that a shadow study was completed and they are listed because a comment was placed next to this time on the design sheet. Additionally, the left column also identifies specific views such as SE Aerial, NW Laneway, Site Plan, etc. because comments were placed next to these sub-headings on the design sheets. Comments provided on the design sheet and not connected to a particular sub-heading are listed next to 'general' in the left column.

What suggestions, if any, do you have in regards to **built form** in this proposed design?

SE Aerial	Bus stops. Crosswalk would be good at this location
NW Laneway	Add landscaping in alley. Make it look nice and welcoming
SE 33Ave	All of the other sides have visual interest & this east side does <u>not</u>
SE 33Ave	Ensure clear visibility on corner for Peds + Vehicles
SE 33Ave	lighter colors on 15 st
SE 33Ave	parking north side of 32ave should be 2 hour with GG zoning to allow for parking for those using the park. Residents of CoCo not eligible for GG
SE 33Ave	Transitioning through lanscape step-backs, etc
SE 33Ave	stepbacks on 4th floor suggested
Site Plan	Loading zone - is there space to park a truck?
Site Plan	is 1624 going to be green space? What's the plan?
Site Plan	Is there space for the garbage truck?
Site Plan	The utility bow ideally should be placed in 3m setback in middle of alley. More attractive, better access to alleyway
Site Plan	Setbacks are not enough - need to be 3 meters of bigger
SE Aerial	Overall mass is too large, needs to have greater variation in units. Ultimately fewer units at higher price point.
SE Aerial	City needs to this about the development to to southeast. What it this going to be and what are the impact [arrow to lot next to 1535]
SE Aerial	break up the mass different configurations
SE Aerial	Shared rooftop patios
SE Aerial	Break-up the mass of the building
SE Aerial	Roof top? Planters - solar panels?
SE Aerial	Are there Rooftop patios? -common rooftop patio?
SE Aerial	The mass seems not at all in-tune with the neighbourhood



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

SE Aerial	Is the rooftop goig to be used in an environmentally or social/community sustainable way?
SE 33Ave	More creative please. 71 units of similar income 6 units of higher income. Diversity?
SE 33Ave	6 laneway units arent adding to diversity enough
NW Laneway	We want increased unit size and decreased density. Higher end condos. Same financial return blends in with attractive/nt Royce/neighbours)
NW Laneway	Loading zone? <i>[drawing indicates laneway location]</i>
NW Laneway	Inconvenience to residents to the north
NW Laneway	No advantage to community + residents -to much density needs to be scaled back
NW Laneway	Issues outstanding -setbacks (farther from 33rd) - Laneway -traffic -service to N side of lane
NW Laneway	Massing -too much -no variation -too many units -needs larger setback from 33rd
NW Laneway	Laneway to narrow to accommodate traffic in both directions
General	on 15 st recess top story - reduce to 3 story
General	Go back to town house - 3 stor y
General	too high on 15 st
General	reduce the s-block going from small home to a block of windows on 15 st
General	Built form is to massive it's a block. New design that is in tune with the neighbourhood -set backs need to actually be setback 3 meters or more. Street scape it looks like a block <i>[drawing of single large rectangle]</i> why not <i>[drawing of 4 squares]</i> or <i>[drawing of 5 staggered squares]</i>
General	Building mass is too large. Setbacks need to be bigger.
General	Lack of diversity of units too many small units.
General	Parking on 32nd should habe 2 hr limit
General	laneway traffic is a concern, no room for 2-way
General	how does it fit with Main Streets limitation?
General	What demographic will move in?
	NE corner is a giant monolith, needs articulations and cut-outs to reduce mass



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

What suggestions, if any, do you have in regards to **shadowing** in this proposed design?

2:30pm	Provide reflective surface to reflect light into north rear yards for a brighter winter
2:30pm	Provide more shadow studies
5:00pm	use lighter colours in alley
5:00pm	The shadows impact mitigation of having 2-storey units in the laneway is lost by going to 4 stories on NE corner
Site plan	Who guides city decisions - community or developers
Site plan	What is the advantage to the community? A mainstreet conversation would provide this info
Site plan	Laneways
Site plan	33rd avenue building mass density + setbacks -it's a large formblock -impact on street - lacking diversity
5:00pm	move step backs to 33rd to incorporate fit into area
5:00 PM	move indents
5:00 PM	Just a block still!
5:00 PM	More forward thinking on the existing plan. Upscale it could get better prices?
5:00 PM	Need Building Mass Parking Street scape?
2:30PM	more variety on setbacks
10:30AM	too tight for "streetscape" / trees
Site plan	Density too high s/b 50/55 units not 15. -bigger units / diff clientel -would allow larger setbacks
general	lower building -winter will be darker we will be losing our sunlight in winter



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

general	again desgin change would elevate this. Higher impact on community <i>[drawing indicates staggering unit heights and setbacks]</i>
---------	--

What suggestions, if any, do you have in regards to **parking** in this proposed design?

Area Site Plan	Cut off cul de sac 32 Ave at 16 St higher traffic playground zone
Area Site Plan	grade issue at this location
Area Site Plan	One-way access from 16th ave to 15th (west to east) would be better
Area Site Plan	implement 2 hr parking on Pan side
Area Site Plan	Winter: Slope creates issues with ice/snow
Area Site Plan	alley is very narrow can vehicles pass? Does it need to be one-way?
Area Site Plan	Will there be GG permit parking for this bldg?
Area Site Plan	no parking zones for safety
Area Site Plan	Crosswalk for safety -bus stops -parked cars problem
Parking Zones	Zone to be GG with 3 hour parking limit
Parking Zones	Light in the courtyard?
Site Plan	Concerns that extra cars from DEV'P will take up these stalls (adj south edge park)
Site Plan	playground zone extended
Site Plan	Diagonal parking?
Site Plan	Traffic Calming
Site Plan	cut off @ 16 st 32 Ave
Site Plan	Through traffic issue -> diagonal parking along 32 ave to avoid through traffic
Site Plan	Traffic Calming 32 Ave
Site Plan	Extend playground zone must tie into ML streetscapes masterplan
Site Plan	33 mainstreet -more 4-way stops along 33 ave SW good for pedestrians (currently no signals for a few blocks) 14-20th
Site Plan	adding crosswalks
Site Plan	curb-extensions are suggested be transportation
Site Plan	Double check door width to ensure 9'-0" wide garage door



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

Site Plan	Narrow Lane [SE corner 33ave 15 St]
Site Plan	Narrow lane appropriate setbacks to accommodate more space for turning radius
Site Plan	Consideration: only one vehicle as a time fits in current lane. -How will two way traffic work? (parking garage)
Site Plan	pave the entire lane
Site Plan	ped/bike safety @ lane entrances (visibility to both ends of the lane) triangle visibility
Site Plan	Please change location of utility box away from north east corner by laneway to parking
Site Plan	Lane -How to accommodate two way traffic
Site Plan	Massing Transitioning
Site Plan	primary impact on 3303 15 st and other homes
Site Plan	massing along 15st upperlevel setbacks
Site Plan	maintain privacy along the lane and 15th st (privacy screens etc to mitigate overlooking)
Site Plan	massing impact on 1624 33 ave sensitive transition
Site Plan	please add setback to top floor of the northeast corner -transition -privacy
Parkade	Do residents purchase their parking stalls?
Parkade	Consider the slope of paved lane access
Parkade	Pave the lane
Parkade	how will parking passes be provided if at all?
Parkade	Does this building accommodate an aging population?
Area Site Plan	South park users would not have parking? For sport
Area Site Plan	2 hour zone on 32 ave North side
Area Site Plan	no parking passes for building please our parking is already max
Area Site Plan	What are the square footage ranges of units? 550 -> 1100 sq ft?
Area Site Plan	Is there discussion around revitalized community centre or library? What is it?
Area Site Plan	<u>NO</u> residents be provided parking permits for streetparking?
Area Site Plan	Do you consider parking spill over of the development into the community
Area Site Plan	Will parking be restricted to 2hr zones? Along the park?
Area Site Plan	Provide a building that mixes age demographics



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

Area Site Plan	Consider less density and increase larger units -less parking -less units -less frictions
Area Site Plan	parking on 32 ave SW should be 2hr
Area Site Plan	needs lanescaping (bushes etc)
Area Site Plan	access very tight
Area Site Plan	Lane behind 1629 33 ave -do not want paved -drainage issues -sanding -winter now required regularly -paving would lead to icing/problems of access
Area Site Plan	will raises W to E -lots of snow in winter is common / needs sanding
Area Site Plan	drainage services + 60' spruce trees
General	32 Ave North side 2-4 Hour parking needs to be adjusted.
General	Laneway in 6m wide?
General	no permit parking for building
General	problem with traffic on 32nd cars will cut thru 14 st -> 32nd playground zone <u>NOT</u> respected
General	cut off 32nd st cul-de-sac at 16 st
	Laneway slope at 15th has ice/snow issues, no room for 2-way traffic

What suggestions, if any, do you have in regards to **public realm interface** in this proposed design?

NE 15St	Improve quality, make well more visually pleasing -detail -windows - cut-outs -vary materials
NE 15St	Please step back NE <u>corner!</u> Along 15th street
NE 15St	reass 4th floor
NE 15St	want 4th floor recessed on 15th street
NE 15St	This rendering is different that the architectural drawing ; windows are missing here
Entry Layers	Boulevard trees along 33 avenue
Entry Layers	Separation distance wionds -> Alberta Building codes
NE 15St	Family in the building ? Park for children?
NE 15St	The place needs some cutbacks and <u>detail</u>
NE 15St	Why not commercial on main floor
SW 33rd	South façade seems bland
SW 33rd	More neighborly southwest view



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

SW 33rd	How do you service houses on north side of lane? Enmax?
SW 33rd	Engage the north side of 1600 alley to determine power line access. Want it burried
SW 33rd	these plans were already submitted to enmax
SW 33rd	A main street discussion would yield higher neighbourhood profit
Section SL	More trees along 33rd or garden plots
Section SL	Move sidewalk closer to street (Switch green curb space w/ sidewalk)
SE 33rd	Wider sidewalk on 33rd
SE 33rd	Corner on 33 + 15 lanscaping & vegetation
SE 33rd	Add crosswalk with lights at 15th _ 33
SE 33rd	Please setback the fourth floor of the Northeast corner. Better blend into other properties mitigate privacy concerns
SE 33rd	Better planning whole block
SE 33rd	Trees closer to the building
SE 33rd	Trees back at corner
SE 33rd	planter boxes as a buffer. "community gardens"
general	To imposing on the street hard edge -not enough space. 3.2m to small. Need more open space inbetween the building to the street access to parking changed between the building not just the laneway.
general	<i>[drawing of block indicating added tree locations]</i>

What suggestions, if any, do you have in regards to **street edge** in this proposed design?

Site Plan	No access to rear alley from walkway due to security concerns
Site Plan	How will utilities be handled?
Site Plan	Utility box ^ please do not put on this NE corner! Noise is a real issue
Site Plan	What else will give us more privacy? For backyard 1539 - 32 Ave
Site Plan	Windows with high sills - to protect privacy
Site Plan	please please utility box in middle of alley more aesthetically pleasing, better access.
Site Plan	Utility box move to centre of alley
NW view	Alley should all be paved
NW view	The same comments from the community have been stated from day 1 with not a lot of change or involvement to elevate concerns of residents. Lets address this SARINA
N Elevation	Articulation of NE corner is not as careful as rest of building. Need to get away from apartment building look.



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

N Elevation	Windows not reflected on all drawings
N Elevation	please step back fourth floor along 15th street
N Elevation	Ideally, this NE corner would be recessed from ground level to roof level; creates visual improvements, privacy improvements & access/ egress improvements
N Elevation	High sill windows are preferred here
E Elevation	The east elevation is one huge monolith. Very apartment style. Please consider variations as all other sides have.
W Elevation	Concrete units S/B/ built instead of wood -Fire hazard
W Elevation	Add more detail to make it pleasing
W Elevation	Alleyway -Become on way. -Continue to paving from 15th to 16th
SE View 33 ave	Remove windows from east side + put onto back
SE View 33 ave	15 st Fewest # windows please
SE View 33 ave	Remove windows from East and replace them on South
SE View 33 ave	Make sign smaller + add windows
SE View 33 ave	Look at alternate locations for sign
SE View 33 ave	can we go back to town houses? On 5 st
SE View 33 ave	Will look at laws for windows
SE View 33 ave	remove windows from east side
SE view building edge	need set back or cut out
SE view building edge	top floor more the east corner
SE view building edge	less over look
SE view building edge	The shift from a six to four storey building should not mean that the # of units shift to lower storeys. Financial viability of developers is not a thing the city should protect over the interests of voting ciizens



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

SE view building edge	Corner cut terrace? Views of downtown. Less overlooking
Site Plan	the principle of laneway homes are positive
Site Plan	How do you manage flow around back lane entrance?
Site Plan	Prefer lane upgrades along entire laneway
Site Plan	Why wasn't the corner home -ot 1636 included in the architech architectural drawings???
Site Plan	Commercial + Condo
Site Plan	Bike racks <i>[drawing indicates outside building SW side]</i>
Site Plan	Bike room <i>[drawing indicates SE side]</i>
Site Plan	loading stall <i>[drawing indicates NW side]</i>
Site Plan	Sever low point <i>[drawing indicates west side of laneway]</i>
S Elevation	existing drainage issues in west portion of alleyway
W Elevation	move trees on 33rd green up space
W Elevation	vision for whole block transition
W Elevation	enjoyable walkway at west side
E Elevation	Not modern enough
N Elevation	Design change <i>[drawing]</i> why not
N Elevation	Lane is narrow. People may stuck at the Alley
N Elevation	Laneway homes are good idea but with traffic concerns
N Elevation	Streetscape/lane improvements beyond property boundaries
N Elevation	truck access at the lane/lane surface treatment to include the entire lane (15 - 16th paved)
SE View 33 ave	is it the responsibility of the city or developer to plan for the entire block lack lane?
SE View 33 ave	Clarify main streets policy vs streetscape (key question)
SE View 33 ave	Th back lane floods at the west end of the laneway. How will this be managed by the city to AVOID FLOOD?
SE View 33 ave	material selection of brick vs wood on front fasçade
SE View 33 ave	plants and trees planetd on west elevation walkway



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
 Review Workshop: What we Heard
 September 18, 2017

SE View 33 ave	wood materials at the main entrances may deteriorate soon
SE View 33 ave	setbacks along 15th is good. Deeper setbacks along 33 Ave
SE View 33 ave	Smaller sign if sign is needed
SE View 33 ave	Super ugly signage coco would never do that
SE View 33 ave	does the city develop the whole block sidewalk? OR -is an approval based on 1/2 block
NW view	Will people get stuck in the alley? Is it one way of 2 way traffic?
NW view	By definition of bylaw, this is 3 stories
NW view	want the development to accurately reflect discussion How will the project evolve with the rest of the block
NW view	9.2 meters (3 stories)
SE view	6 steps (risers)
NW view	33rd Ave setback -wider (3m too tight) -trees in front -keep sidewalk/boulbard separation from 33rd
NW view	Not enough room off 33rd w/ incorporate street scape negotiation
NW view	engineered wood
NW view	brick a better location
NW view	more setback from 16 ave
NW view	no coco sign
general	please reduce least # windows on 15 st
general	higher sills to protect privacy on 15 st
general	how can privacy into backyard be protected -currently no one looks into back yard from 15 st
general	losing sunlight in winter
general	street edge is <u>too</u> sharp all 4 sides are to abrupt. Set back is not enough for the community feel of a building. Current design is not enough of a set back or orignal forward thinging enough
general	Laneway - no room for 2-way
general	Transitioning not ideal -don't want a long wall along street
general	Don't want street parking to all be used by residents/visitors
general	location of utility bow not ideal
general	higher window sills to increase privacy
general	change from 6-4 storeys caused now mass against 15th is too much
general	redo design along 15 st to make it more compatible with community



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
Review Workshop: What we Heard
September 18, 2017

Appendix A

31 August 2017

To whom it may concern,

RE: Sarina Homes Development Permit Review Workshop

The City of Calgary is facilitating a Review Workshop to discuss the Sarina Homes Development Permit associated with the development proposed in the 1600 block of 33 Avenue S.W. (1602-1624 33 Avenue S.W.).

On August 2, 2017 City Administration presented a Land Use Amendment Application for these properties to City Council during its Public Hearing. After the session, and approval of the Land Use Amendment, a Notice of Motion was adopted which stated:

MOTION ARISING, Moved by Councillor Woolley, Seconded by Councillor Chabot, that with respect to Report CPC2017-269, Council direct Administration to hold a workshop with the applicant and the Marda Loop Communities Association Development Committee to review the Development Permit to receive their input into built form, public realm interface, street edge, shadowing and parking.

As a resident directly neighbouring the subject site, we invite you to participate in a collaborative workshop with The City, the applicant Sarina Homes, and the Marda Loop Community Association to discuss the Development Permit.

This interactive workshop will allow participants to review the proposed Sarina Homes Development Permit, and specifically discuss and provide input on the topics identified in the Notice of Motion. The discussion and findings from the session will be shared with Sarina Homes for use on its Development Permit submission and will inform Administration during its review of the permit.

The workshop will be held on Saturday, September 9, 2017 from 9 a.m. – noon at the Altadore Baptist Church (4304 16 St. S.W.). Please confirm your attendance by registering at sarinaworkshop.eventbrite.ca before September 6, 2017. Please note, space is limited and you will be required to enter your address to confirm your registration.

Thank you for your consideration and participation.

Sincerely,

Jarred Friedman
Planner 2, Community Planning
Planning & Development
The City of Calgary
403-268-5344
Jarred.Friedman@calgary.ca



South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
Review Workshop: What we Heard
September 18, 2017

Appendix B

Built Form - The “massing” of a building and what it looks like. It also encompasses how buildings relate to each other in terms of height, scale and character.

Consider things like:

- How much of the lot does it take up?
- How far the building is set back from the sidewalk and street?
- How is the overall shape of the building, including overhangs, building projections and artistic features?
- How does the building relate to the rest of the community?

Shadowing - The shadow cast by a building over both its own site and adjacent sites.

Consider:

- Are there specific areas of shadow concern?

Parking - Parking includes spaces designated for users of the development.

Consider:

- Are there concerns with where parking has been designated?
- What are impacts to nearby residents?
- How will neighbourhood traffic impact access to the development's parking?
- Do you have specific on street or off-street parking concerns?

Public Realm Interface - The spaces around, between and within buildings that are publicly accessible, including streets, squares, plazas, parks and open spaces. These areas and settings support and facilitate public life and social interaction.

Consider:

- Are the unit entry doors clearly visible from the street?
- Is it clear where the building main entry is?
- Does the building encourage use of public sidewalks?
- How does the building encourage activity and neighbourly interaction?
- What does the building look like from the street?

Street Edge - Refers specifically to how the building “meets the street”.

- Consider things like:
 - The design of the building façade which faces public areas.
 - Doors, windows, stairs, ramps, retaining walls, planters and the materials that are used to create these elements.
- The overall feeling of the street.



South Calgary/Altadore ARP Amendment

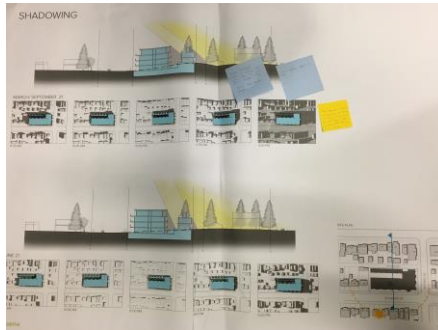
Sarina Homes Development Permit
Review Workshop: What we Heard
September 18, 2017

Appendix C

Street Edge



Shading (third design sheet on this topic did not have any comments included so is not shown here)



Parking

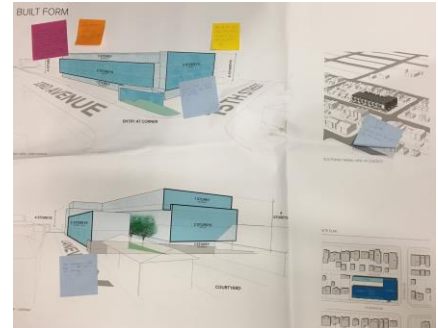
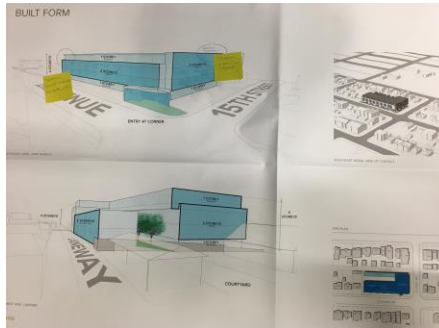
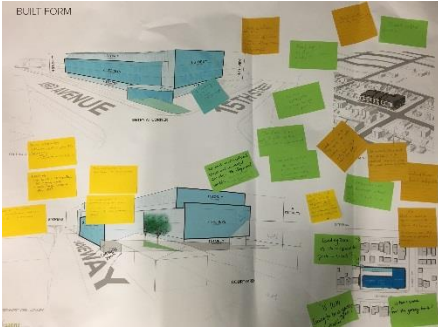




South Calgary/Altadore ARP Amendment

Sarina Homes Development Permit
Review Workshop: What we Heard
September 18, 2017

Built Form



Public Realm

