

CHRISTOPHER DAVIS LAW

Defining Development for Albertans



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File: 2724.001

February 16, 2018

His Worship Mayor Nenshi & Members of Calgary City Council
Historic City Hall and Municipal Building
800 Macleod Trail S.E.
Calgary, Alberta



By hand delivery (with Council's consent)

Dear Mayor Nenshi and Members of City Council:

**RE: Land Use Amendment and Policy Change (2507 - 17A St NW)
Bylaw 6P2018 amending North Hill Area ARP (Bylaw 7P99); Bylaw 42D2018 / LOC2016-0322 redesignating R-C2 to R-CG
Public Hearing (Tuesday February 20, 2018)**

Further to our filed letter of February 13, 2018, we wish to correct a calculation error. Under the heading "Parking issues", the proposed change from R-C2 to R-CG would allow for a development with two additional living units (semi-detached vs semi-detached with two secondary suites) but with two fewer parking stalls than would be allowed in the existing R-C2 district. Increased density but with less on-site parking required. We had incorrectly suggested there would be a 4 stall differential versus a 2 stall differential. Ms. Taylor still remains concerned that there is insufficient parking for the density proposed for the subject site.

We understand that the Applicant, through a "concurrent DP" process, is suggesting a more modest built form under an R-CG designation over that possible under the current R-C2. Our client understands this fact. However, short of a "DC tied to plans", there is no assurance that this proposal will be built.

While any landowner has a right to apply for a redesignation, Ms. Taylor and her community place great stock on the recently completed community consultation that lead to amendments to the North hill ARP and the subsequent Council directed City-initiated redesignations. Parcels immediately adjacent to 24th Avenue NW were redesignated to R-CG. The subject parcel remained as R-C2, consistent with the direction found in the ARP. Ms. Taylor sees a future where further densification may be warranted, but now is not that time.

Sincerely,

CHRISTOPHER DAVIS LAW

Per: Christopher S. Davis
Barrister & Solicitor

Copies: (by email)
Martin Beck (City of Calgary Planning Dept)
Denise Jakal (City of Calgary Law Dept)
Gravity Architecture (Attention: Trent Letwiniuk)

City Clerk (City of Calgary / cityclerk@calgary.ca)
Client