

**Smith, Theresa L.**

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**From:** Peter Haley <wisdomhi@shaw.ca>  
**Sent:** Tuesday, August 29, 2017 12:49 PM  
**To:** City Clerk  
**Cc:** Darlene Bruce; Roy Wright; John Hripko; Jason Wrobleski; Jeff Nichol  
**Subject:** [EXT] RE: Proposed Bylaw 277D2017 LOC2017-0135 Redesignation of 3014 - 14th Street SW  
**Attachments:** 3014 - 14th Street SWVersion 3.pdf; ATT00001.htm

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By email to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

THE CITY OF CALGARY  
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The City of Calgary  
P.O. Box 2100, Station M  
Calgary AB, Canada  
T2P 2M5

Attention: Mayor Naheed Nenshi and Members of City Council

**RE: Proposed Bylaw 277D2017 LOC2017-0135 Redesignation of 3014 - 14th Street SW**

Greetings Your Worship and Councillors,

On May 29, 2017, the Mount Royal Community Association's Development Review Committee held a meeting to review the above-noted Application. The Application sought to amend the land use bylaw, and to permit the development of a secondary suite on the property. The Applicant did not attend the meeting, and was not represented. The Application was not supported by the neighbours in attendance, nor by the Review Committee.

The Mount Royal Community Association is requesting that City Council ***refuse the land use application cited above*** for the following reasons:

1. The Upper Mount Royal Area Redevelopment Plan (ARP) does not anticipate or support intensification beyond single-family land use, and that approach is supported by the Plan's goals and policies for the complete study area (*pages 10-13*). This is most clearly stated on page 13 where the Plan "Reaffirms the single detached residential use of the community, and prevents encroachment of commercial and higher density residential development into the Upper Mount Royal Community."
2. The CPR placed restrictive covenants on all residential lots in Mount Royal, limiting their use to single-family only (*page 6 of the ARP*).
3. This ARP remains very different from Calgary's other 35 ARP's as it does not address the entire community, but instead focuses on its most unique areas, one of which includes the subject property. The Plan was also designed to address "incremental change which was not in character with the community including subdivision, new housing construction, housing renovation and additions." (*page 2*). Other ARP's have included areas of intensification, often with a wide range of land uses, and only identified some portions of the plan area that were limited in redevelopment potential.

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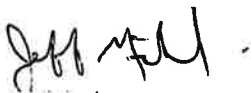
4. The subject property is part of what is called the 'Garden Suburb' in the ARP. In addition to the community plan, and to the community not supporting this application, the property itself is not conducive to an expanded residential use. It fronts onto 14<sup>th</sup> Street SW, from which there is no vehicular access to any property. Instead, vehicle access is from the rear lane, a convoluted 'T' type of dead-end lane, and where the section adjacent to this property is a steeply sloped, gravelled, one-way passage heading North.

Expanding on the reasons above, and by way of background, in 1993 the City of Calgary embarked on a very different type of Area Redevelopment Plan for Upper Mount Royal. It was limited in scope and focus, and was an attempt to preserve the historic character of the turn-of-the-century residential community as planned by the CPR, and inspired by the Olmstead brothers and their garden city movement. In the early 1990's, other similar CPR neighbourhoods across Canada were experiencing the pressures of inappropriate development as well. In Vancouver, for example, the neighbourhood of Shaughnessy was fighting so-called 'monster' houses and increased densities, but opted instead to move forward with an official plan that limited subdivision and density, and maintained its single-family nature. In 1996, the Upper Mount Royal ARP was adopted with similar objectives that revolved around the single-family nature of the community, its heritage landscapes, buildings, and public spaces. The ARP has served the City and Mount Royal admirably over the past 21 years, and it remains the only Calgary ARP that focuses on those issues.

In conclusion, and once again, the Mount Royal Community Association and neighbours ask that you, City Council, uphold the values outlined in the Upper Mount Royal ARP, and refuse the application to redesignate 3014 14<sup>th</sup> Street SW.

Yours sincerely,

Jeff Nichol

A handwritten signature in black ink, appearing to read 'Jeff Nichol', with a small horizontal line at the end.

*Jeff Nichol*

*President, Mount Royal Community Association*