

Albrecht, Linda

From: chensw@gmail.com
Sent: Friday, August 18, 2017 8:45 PM
To: City Clerk
Subject: Online Submission on LOC2015-0104

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2017 AUG 21 AM 8:46

August 19, 2017

THE CITY OF CALGARY
CITY CLERK'S

Application: LOC2015-0104

Submitted by: wesley chen

Contact Information

Address: 5616 Dalhousie Drive NW

Phone: (555) 555-5555

Email: chensw@gmail.com

Feedback:

i am an affected owner who lives on the dalhousie drive which is less than 200 meters to the proposed development site. my main concerns as below 1. traffic- even though dalhousie drive is defined as traffic collector zone, the traffic in general is already busy enough for weekdays with many buses run frequently and parents drop off and pick up children from the dalhousie elementary school. Additional density will increase traffic for emergency vehicles, especially in the late night for medical emergency. 2. integrity of the slope- currently the proposed entrance of the development is on the dalhousie drive, however that us a steep slope upward , i believe the proposed development will excavate and dig out part of the slope to level the site, which i worry about safety and drainage during snow season. 3. neighbourhood priority- during several open houses previously by the developer, many elders in the community are very interested however were told they dont have priority over the care facility, as it is based on AHS decision. overally i dont support this land rezone.

Smith, Theresa L.

From: Angelo Speranza <asperanza@shaw.ca>
Sent: Sunday, August 27, 2017 12:11 PM
To: City Clerk
Cc: Farrell, Druh; admin@dalhousiecalgary.ca
Subject: [EXT] DALHOUSIE BYLAW 300D2017 - To redesignate the land located at 5612 and 5620 Buckboard Road NW.
Attachments: Dalhousie Bylaw 300D2017 - Concerns.pdf

Dear Sir/Madam:

Please see the attached letter regarding our concerns for the proposed Dalhousie Bylaw 300D2017 – To redesignate the land located at 5612 and 5620 Buckboard Road NW.

Thank you,

Angelo and Sharon Speranza
5700 Buckboard Rd NW
Calgary, Alberta
Canada T3A 4R6
(403) 247-2143

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2017 AUG 28 AM 8:16
THE CITY OF CALGARY
CITY CLERKS

August 26, 2017

Angelo and Sharon Speranza
5700 Buckboard Rd. NW
Calgary, Alberta
T3A 4R6
E-mail: asperanza@shaw.ca

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5
E-mail: cityclerk@calgary.ca

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RE: **DALHOUSIE BYLAW 300D2017 To redesignate the land located at 5612 and 5620
Buckboard Road NW**

**(Plan 3123GH, Blocks 30 and 31) from Special Purpose – Future Urban Development
(S-FUD) District and Residential – Contextual One Dwelling (R-C1) District to DC Direct
Control District to accommodate assisted living and/or residential care facility.**

Dear Sir/Madam:

As residents and property owners on Buckboard Rd. NW, we have serious concerns about the proposed redesignation of land use of the above mentioned property at 5612 and 5620 Buckboard Rd. NW. Our home is located on the second lot west of the said property. Our concerns are:

1. A public notice in a community stipulating a land use change to DC Direct Control District is vague and unclear, especially when DC bylaws are custom designed and unique to individual cases. It is unrealistic and unreasonable to expect the majority of the community to engage in in-depth research to obtain more details on the meaning of this DC Direct Control District. In the last two years, Intercare has hosted three open houses with the Dalhousie Community, each time presenting different conceptual drawings of the proposed project. It was never clear what the final project would look like. To our knowledge details of this DC Direct Control District have never been shared with the broader community. Intercare needs to have a final consultation with the community (i.e., another open house) to properly explain the details of this DC redesignation and solicit community input on this bylaw prior to seeking Council approval.

2. Based on the last drawings presented by Intercare at the October 17, 2016, Open House, there are 3 and 4 storey buildings in the complex. Intercare has requested a DC land use redesignation based on R-C1 land use with relaxation of some parts to accommodate higher structures (up to 16 m) that would normally not be permitted by R-C1 land use. In effect, the redesignation might as well be DC Direct Control based on M-C2 land use. Three and four storey buildings in the middle of a R-C1 estate neighbourhood is not contextual no matter how you design it. Intercare wants to dramatically regrade the parcel and shoe-horn this oversized project into a pit with retaining walls in order to minimize/conceal the extra height. In our opinion, this approach still renders the project non-contextual and does nothing to address the density issue. A density of 140 residents/units (plus associated staff and support services) is 40 to 100% greater than the original density (70 to 100 residents) proposed by Intercare in October, 2014. These high densities will have a detrimental impact in a R-C1 area with respect to traffic, parking and light and noise pollution. Overall, feedback from all open houses consistently noted that height and intensity of the project were primary concerns, and they remain ours.
3. This Intercare project contravenes a "Key Principle" in a visioning exercise facilitated by Councillor Farrell. The "Key Principles" were developed from input from community members who attended workshops, as well as from opinions solicited online. Principle #5 expresses the community's desire to maintain/retain ground-oriented residential areas outside the agreed upon densification rectangle defined as the area between 53rd Street to Shaganappi Trail, north of Crowchild Trail and south of Dalhousie Drive. Clearly, the Intercare project falls outside the densification area.

In summary, it is our desire to restrict development on the said property to R-C1 land use. We are not in favour of a commercial development in the middle of our R-C1 neighbourhood. Failing that, if this project is going to be forced upon us, contrary to the community's wishes expressed in our visioning input, then at the very least it should be limited to a maximum height of 2 storeys in smaller articulated buildings in a park like setting to contextually fit in the neighbourhood.

Thank you for taking the time to read our concerns. We ask that Council not approve this application in its current form without further consultation.

Angelo and Sharon Speranza

Res: 403.247-2143

Cell: 403.542-1292

cc: Councillor Druh Farrell (druh.farrell@calgary.ca)
Dalhousie Community Association (admin@dalhousiecalgary.ca)

Smith, Theresa L.

From: Cameron Wallace <CameronW@thecatalystgroup.ca>
Sent: Thursday, August 31, 2017 10:04 AM
To: 'Hamilton, Andrew (Calgary)'; City Clerk
Cc: 'Jean Wiley/Disturnal' (j.distwiley@shaw.ca); Communications & Community Liaison Ward 7; Neil Pozak (neilpozak@gmail.com); SEAN FRENCH (seanfrench@shaw.ca); Ian Fergusson (ian@camcorpartners.com); Heather Hamilton; 'Ron Kurczaba'
Subject: RE: Dalhousie Bylaw Number 300D2017 Resident Submission

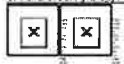
Thank you for your follow up Andrew.

As soon as the Intercare group have the list of revisions to the DC Land Use Bylaw, as per our discussions in our meeting on Monday, August 28, I will send them to everyone included in your email.

Have a wonderful day.



Cameron Wallace
Real Estate Advisor
D: 403-750-7675 | E: CameronW@thecatalystgroup.ca
M: 403-296-0082 | F: 403-296-0088
250, 200 Quarry Park Blvd SE, Calgary, AB T2C 5E3
thecatalystgroup.ca



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From: Hamilton, Andrew (Calgary) [mailto:Andrew.Hamilton@nexencnoocld.com]
Sent: Thursday, August 31, 2017 6:52 AM
To: cityclerk@calgary.ca
Cc: Hamilton, Andrew (Calgary) <Andrew.Hamilton@nexencnoocld.com>; 'Jean Wiley/Disturnal' (j.distwiley@shaw.ca) <j.distwiley@shaw.ca>; Cameron Wallace <CameronW@thecatalystgroup.ca>; Dale Calkins (caward7@calgary.ca) <caward7@calgary.ca>; Neil Pozak (neilpozak@gmail.com) <neilpozak@gmail.com>; SEAN FRENCH (seanfrench@shaw.ca) <seanfrench@shaw.ca>; Ian Fergusson (ian@camcorpartners.com) <ian@camcorpartners.com>; Heather Hamilton <heather.hamilton@shaw.ca>; 'Ron Kurczaba' <RonK@riddell.ca>
Subject: Dalhousie Bylaw Number 300D2017 Resident Submission

Attached please find a submission from a resident & resident group with respect to Dalhousie Bylaw Number 300D2017.

Regards,

Andrew Hamilton

General Manager, Compliance & Environment
Health, Safety & Environment

A New Energy

Nexen Energy ULC

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Smith, Theresa L.

From: Hamilton, Andrew (Calgary) <Andrew.Hamilton@nexencnoocld.com>
Sent: Thursday, August 31, 2017 6:52 AM
To: City Clerk
Cc: Hamilton, Andrew (Calgary); 'Jean Wiley/Disturnal' (j.distwiley@shaw.ca); Cameron Wallace (CameronW@thecatalystgroup.ca); Communications & Community Liaison Ward 7; Neil Pozak (neilpozak@gmail.com); SEAN FRENCH (seanfrench@shaw.ca); Ian Fergusson (Ian@camcorpartners.com); Heather Hamilton; 'Ron Kurczaba'
Subject: Dalhousie Bylaw Number 300D2017 Resident Submission
Attachments: Bylaw 300D2017 Resident Letter.pdf

Attached please find a submission from a resident & resident group with respect to Dalhousie Bylaw Number 300D2017.

Regards,

Andrew Hamilton

General Manager, Compliance & Environment
Health, Safety & Environment

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August 30, 2017

City of Calgary Council

Care of

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

by e-mail (cityclerk@calgary.ca)

Re: Dalhousie Bylaw Number 300D2017

The Buckboard Dalbrook Bay Residents Group ("BDRG") is a group of 15 families who either live adjacent to or in close proximity to the proposed Intercare development that is the subject to Bylaw Number 300D2017 (as shown on the attached map). The BDRG was formed in 2015 after the residents became aware of Intercare's proposed development of a Long Term memory care facility at 5612 and 5620 Buckboard Road NW. The BDRG's purpose was to collaborate with Intercare and influence the development to ensure that the physical development and the business operations would smoothly integrate into the community. This letter summarizes the BDRG's position relative to Bylaw Number 300D2017.

The BDRG is not in support of the version of the DC Bylaw approved by the Calgary Planning Commission ("CPC") on July 27, 2017.

The BDRG is writing to Council to provide our support for an amended Direct Control Bylaw ("DC Bylaw") which has been jointly developed and proposed by Intercare and the BDRG.

The BDRG is also supportive of Intercare's request that Council do first land use reading only, deferring 2nd and 3rd reading until the first reading can be tied to plans.

Over the last 2 years, the BDRG and Intercare have worked closely during Intercare's planning and community engagement process. The outcome of that unique collaboration was a mutually acceptable land use and development concept that integrated with the community,

and that the BDRG understood also met the business requirements of Intercare. That mutually acceptable land use and development concept was included in a proposed form of DC Bylaw that was submitted to the City of Calgary as part of the Land Use Rezoning process.

Unfortunately, the DC Bylaw which was subsequently prepared by Planning & Development and presented to the CPC did not represent the mutually acceptable land use and development concept that had been achieved by Intercare and the BDRG.

Subsequent to the CPC session where the DC Bylaw was passed, a working session was held on August 28, 2017 with Intercare, the BDRG, the Dalhousie Community Association and with Calgary Planning & Development in attendance as observers. During that session, an amended DC Bylaw was agreed upon which reflected the mutually acceptable land use and development concept. Intercare undertook to submit that amended DC Bylaw to the City of Calgary and Councilor Farrell.

The BDRG would request that, in light of the 2 years of effort invested in a successful collaboration between the developer and community members reflected in this amended DC Bylaw, that City Council support the amended DC Bylaw brought forward by Intercare.

Respectfully,



Andrew Hamilton

Spokesperson for the Buckboard & Dalbrook Bay Residents Group

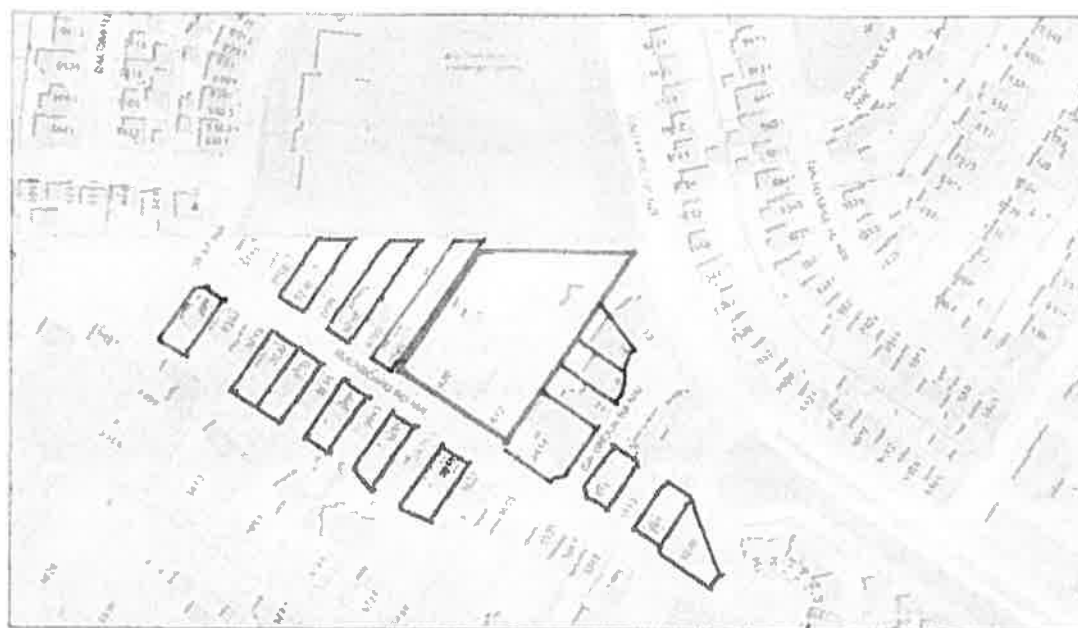
cc. Cameron Wallace, Intercare
Dalhousie Community Association
Councilor Druh Farrell's office

Spokesperson contact details

40 Dalbrook Bay NW
Calgary, AB
T3A 2G9
(403) 681-0699
andrew.hamilton@nexencnoocltd.com

Attachment A: Location of the residences of the BDRG members relative to the Intercare Development

The City of Calgary - Data provided for assessment purposes only



சுருஷ 33, 1919

☐ INTERCARE DEVELOPMENT

☐ BDRG RESIDENT



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