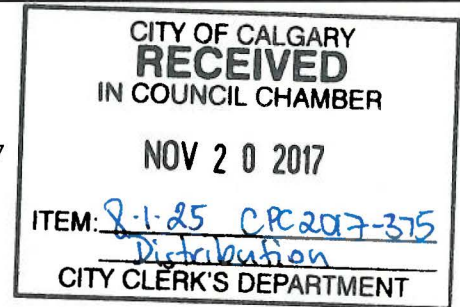


Communications & Community Liaison Ward 7

From: Chris Best <chris1best@shaw.ca>
Sent: Monday, October 16, 2017 13:42
To: Silot, Joseph A.; Sonogo, Jill V.
Cc: Communications & Community Liaison Ward 7
Subject: [EXT] Re: DP2017-4106



Joseph & Jill -

Thank you for the opportunity to develop and refine our comments after meeting with the developer's representative/architect and some concerned and affected residents at our recent PTLU committee meeting. We discussed both the the land use and development permit application for 466 29 Ave NW.

Land Use

We note that the subject parcel is located outside designated Neighbourhood Corridor (4th Street NW, from 22nd Avenue to 27th Avenue) in the Municipal Development Plan (MDP). The MDP supports higher density within Neighbourhood Corridors and sensitive intensification (secondary suites, semi-detached dwellings and townhomes) within all other areas of the Inner City. Mount Pleasant Community Association encourages density in alignment with the MDP within our community. We support mixed use development within the Neighbourhood Corridor to ensure density is located in the right places within our community. Placing density outside of our Neighbourhood Corridor, we feel, will erode the future success of our Main Street. Outside of our Neighbourhood Corridor, we envision the density along 4th Street NW to transition to row-house, townhomes or stacked townhomes.

We can continue to be supportive of an M-C1 land use district proposed for this parcel. Three stories is appropriate for this area when the right form is proposed. However after speaking with the architect and adjacent neighbours about both the land use and the proposed development permit, we feel a smaller density modifier needs to be applied to this application.

The current density modifier proposed would allow an 11 unit apartment building on a 50 foot lot. This will not achieve the dual facade and street orientated family style units required within our community. We believe grade orientated units are more in alignment with the goals of the MDP in this location, from both a community affordability and sensitive intensification perspective. Townhomes and/or stacked townhomes would provide a diversification of units while still supporting the use of the schools and parks within our community. At land use, to ensure a more street orientated form is enabled, we would ask that a smaller density modifier be applied to provide the community some assurance that the site will achieve the outcomes envisioned under the MDP.

Development Permit

The apartment form proposed is out of context for the neighbourhood. We highly encourage the applicant to review the comments sent from the Councillors office and significantly rework the project to include:

- human-scale built form in either stacked townhomes or townhomes
- street orientated units with direct access to the street.
- units facing both 4th Street and 29th Avenue
- garages/parking accessed off the lane
- materials proposed should be of high quality (hardy board or stucco) and require low maintenance. If the applicant is using wood to differentiate building materials, we ask that either wood cladding or Long board be used.

We respectfully request that the density modifier be amended to support grade-orientated units that face both 4th Street and 29 Avenue.

At Development Permit, we request that the applicant and the City continue to work with the Community to ensure the best solution is found for this parcel. We are certain that by working together we can find a development that satisfies the Developer, The City and the Mount Pleasant Community.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair

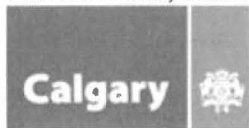
From: "Silot, Joseph A." <Joseph.Silot@calgary.ca>
To: "caward7" <caward7@calgary.ca>, "Chris Best" <chris1best@shaw.ca>
Cc: "Sonego, Jill V." <Jill.Sonego@calgary.ca>
Sent: Thursday, September 28, 2017 12:28:23 PM
Subject: RE: [EXT] RE: DP2017-4106

Good day Chris,

Yes-that is fine. We will expect your comments the week of October 10. Thank you

Sincerely,

Joseph Silot, BA, LEED Green Assoc
Planner 2, North Team
Community Planning
The City of Calgary | Mail code: #8076
T 4032682355 | F 4032683636 | joseph.silot@calgary.ca
5th Floor, Municipal Building, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



From: Communications & Community Liaison Ward 7
Sent: Monday, September 25, 2017 10:49 AM
To: 'Chris Best' <chris1best@shaw.ca>; Silot, Joseph A. <Joseph.Silot@calgary.ca>
Cc: Sonego, Jill V. <Jill.Sonego@calgary.ca>
Subject: RE: [EXT] RE: DP2017-4106

Hello Chris,

Thanks for the note.

Joseph, given that this application would still require land use approval, which will not be discussed by Council until at least November, Councillor Farrell would be supportive of an extension to comments from the Mount Pleasant Community Association.

Take care,