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ITEM: 4.7 PUD 2017-0600
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Communications Community Liaison Ward 7

From: Brent Clark

Sent: Sun 7/30/2017 10:23 PM

To: ward07@calgary.ca

CC: pd@dalhousiecalgary.ca

Subject: [EXT] Dalhousie Community Association - 31-Jul-2017 Combined Meeting of Council - Item 4.7 Follow-up

Hello Dale,

I am following up with you on behalf of the Dalhousie Community Association Planning and Development Committee ("the Committee") with respect to Item 4.7 on the Agenda for the 31-Jul-2017 Combined Meeting of Council, this item being; SUPPLEMENTARY REPORT TO DALHOUSIE LAND USE ITEM CPC2017-157, PUD2017-0600. While it is normally our practice to restrict communication between the Committee and Council or Administration to the Planning and Development email (pd@dalhousiecalgary.ca) through Committee Lead Neil Pozak, with it being summer, most members of the Committee are away and I have been given the go ahead to communicate directly on this matter.

First off, based on our prior communication, which I had relayed to the Committee, Councilor Farrell has prepared 35 copies of the Dalhousie Community Association ("DCA") submission to the Standing Policy Committee on Planning and Urban Development ("SPC PUD") as presented on the 21-Jul-2017 meeting of said committee and that she plans to introduce this in Council. We appreciate Councilor Farrell doing so.

Similarly, based on this communication, we understand that Councilor Farrell will attempt to raise Item 4.7 from the Consent Agenda, so as to debate the item in Council, including introducing the DCA submission and reintroducing Key Principle #7 from Report PUD2017-0600, originally worded as;

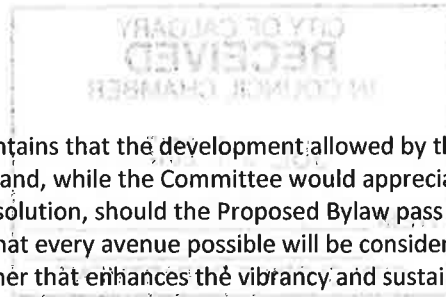
"Redevelopment in close proximity to the LRT station should provide a mix of transit-supportive land uses and minimize the extent and impact of auto-oriented uses."

Reworded to;

"Redevelopment in close proximity to the LRT station should provide a mix of transit-supportive and pedestrian-oriented land uses. Auto-oriented land uses should be located and designed in ways to mitigate adverse impacts on pedestrian safety and active frontages."

Though I cannot provide a formal letter in support of this, I can state that there were no objections to the new wording within the email discussion among the Committee and that the comments that were received indicated the wording is appropriate in recognizing the need and desire of Dalhousie residents to maintain efficient and reliable automobile transport, while also acknowledging the importance of safe and efficient active modes travel for the community.

With respect to the second and third reading of Bylaw 164D2017, there remains concern that the scale allowed by the Proposed Bylaw, including height and density, is out of context with the Community's expectations and that there is potential for adverse impacts to the Community. This is evidenced in the table, 'Issues, Opportunities and Outcomes' contained in Report PUD2017-0600, whereby "Maximum building height of any new development should respect the existing scale and character of the community" ranks as the highest 'Issue', while "Maximum height of any new development should be 30 m (9 to 10 stories)" ranks as the second highest 'Outcome' among respondents (of note, the height context was further discussed in the DCA submission to SPC PUD under the remarks for Key Principle #3).



While the Committee also maintains that the development allowed by the Proposed Bylaw is out of context with the Community's expectations and, while the Committee would appreciate more time to work with the City and proponent to an acceptable resolution, should the Proposed Bylaw pass second and third reading, the Committee would appreciate assurances that every avenue possible will be considered in order to ensure that any associated development is done in a manner that enhances the vibrancy and sustainability of the Community so that current and future residents of Dalhousie are impacted positively by any development on the site. This includes holding the proponent to the highest standards in terms of ongoing engagement with the Community for a mutually beneficial outcome in future phases of development of the site and, in particular, addressing the many desires and concerns of the community, as expressed in communications thus far, including those contained within the "Planning Your Community Results".

Please contact me at your earliest convenience if you require any clarifications on this email.

Sincerely,

Brent Clark

on behalf of the Dalhousie Community Association Planning and Development Committee