
From: Jaymal Ruparell <jaymalruparell@gmail.com>
Sent: Tuesday, February 18, 2020 9:31 AM
To: Public Submissions
Subject: [EXT] Calgary-Chestermere Interface Intermunicipal Development Plan (POL2017-0012) - Public Hearing Bylaw 13P2020

Follow Up Flag: Follow up
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The City of Calgary
Office of the City Clerk
P.O. Box 2100
Postal Station "M"
Calgary, Alberta T2P 2M5
submitted via email: PublicSubmissions@calgary.ca
Reference: Bylaw13P2020

Due to inaccurate mailing address from the City of Calgary, some of my mail did not reach my address, and in another instance the mail received reached one day prior to the stakeholder meeting. Therefore I was only able to attend the 3rd. stakeholders schedule meeting. The 4th meeting scheduled four December 2019 is when I was on holidays and could not attend and had limited or no access to email, even to respond.

However, at the 3rd. stakeholder meeting that I attended, I expressed my viewpoint and suggested the node on my Southwest property be similar to the node south of 17th Avenue SE.

Having regards to above, it was a pleasure to talk to the Ms Lisette Ghersi, the planner for City of Calgary on February 14th.2020 and having read the Calgary-Chestermere interface inter-municipal development plan, I am in favour and supportive of this plan, subject to showing at the high-level document for map 2 page 17, the node in red to show similar length as indicated south of 17th Avenue SE. This red area is Character Area 1 and I understand that the nodes designed are for mixed-used development. Development outlined for character 2 are also acceptable under this classification (Node categorized as mixed-used) . I also understand from this document that this conceptual plan which shows the red area for the node is not to scale and refinements can be done without amendments which is noted on page 13 of this document.

However, since this is the original document, it would give me as stack-holder more comfort to see the red area from visual point of view showing the same size in length at Southwest of my property to that as indicated south of 17th Avenue SE. I would agree that the wording for future development requirement for any amendments as stated in the document remain as is, since alteration to wording does not affect the request change that I am making to this document.

This minor adjustment to map 2 on page 16 does not conflict and is consistent with the vision, values and the core ideas as portrayed in this document and my conversation with the city planner. I have understood from the planner that any changes to this document can now only be done by the Calgary City council and I respectfully request Calgary Council to make this minor change to map 2 on page 16 and wherever it is reproduced in the document. I would also like to note that I can only speak with respect to my lands which are situated in City of Calgary and am unable to speak on behalf of Chestermere side of the road but I understand Council of City of Chestermere will be meeting in March 2020 to deal with this matter.

I further request Council to also not restrict Building height in this node to four stories and page 21 of this document refers to three nodes namely the Heart node, the Gateway node in the Greenway node. if restrictions in this high-level document is inserted then there should be consistency within the nodes. The heart node with a 10-story restriction and I submit if restriction is required the Gateway node and Greenway node be consistent to minimum six stories at the very least. I would note that character 2 has a 3-story and submit that no node be restricted less than 6 stories. This would be still be consistent with the vision, values and core ideas as stated in this document.

With these two changes, I'm in support of this high-level documents.

Respectfully Submitted,
Jaymal Ruparell
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