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2017 JUL 19 AM 11:57

THE CITY OF CALGARY  
CITY CLERK'S

Heidi Draper  
1316 20A Street NW  
Calgary, AB T2N 2L3

July 19, 2017

City Clerk's Office  
Mail Code #8007  
P.O. Box 2100, Station M  
Calgary, AB T2P 2M5  
Via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Application for Land Use Amendment LOC 2016-0197**

To whom it may concern:

I am concerned about the following regarding this land use amendment:

1. **Unreasonable parking allotment:** The proposed parking in the development application for this 500 bed/medical/restaurant building is an astonishing 31 stalls for 500 beds instead of 264 stall requirement. For the medical/restaurant the parking is 135 instead of 194.

**I ask that the City of Calgary is responsible with the parking requirements for this building and DENY ANY RELAXATION FOR PARKING. The developer should be held to parking requirements of 458 stalls. They should spend the money to put in another underground floor for parking. To not do so will affect our community for decades to come.**

**Our house faces Green Park which is a quick walk from the development. Already there is extreme pressure on our streets from people who drive to our community to park and then walk to nearby buildings to work or ride the c train downtown. One only needs to be present on the street at 7:30 to 8:00 am on a week day to see this. There is permit parking already in the community but Green Park does not have any parking restrictions as it is a park.**

**Students in Calgary have cars. They may use transit/c train but they have cars to go home for the weekend. They will park their cars in front of my house or around Green Park.**

2. **Unreasonable Height of the Structure:** The building is a behemoth of grand proportion. This is undeniable and completely unreasonable. Its mass compared to the surrounding buildings and residences is poor planning resulting in poor city skyline aesthetics. The building should be facing McMahon Stadium and have the buildings beside it step down in height to merge into the lower size buildings.

**I ask that the City of Calgary review the process that approved the ARP for such an unreasonable building size so close to Briar Hill. We are a tight community with more social connections than most in our City. We have large social gatherings in at Green Park, Briar Hill School and large block parties. No one I spoke with was ever notified of an ARP in 2011 or received any consultation regarding building sizes that contemplated 30 stories. Even the**

**community association members or people who live in houses directly across from the development were not aware of the ARP.**

**I ask that the City of Calgary deny or postpone LOC 2016-0197 until the appropriate consultation with the community is undertaken. I would be agreeable to a more reasonable size building such as 15 to even 18 floors.**

**I understand there is another development of a building LOC-2013-0067 that has been approved and a Report to the City Council advised that there were no community objections to it. This argument that there was no objection should not be given any weight as there was no notice to the community.**

Please consider my concerns about this amendment. I am most concerned about the lack of parking for such a large development. The relaxation for parking is completely unreasonable and should not be allowed to proceed. To do so will cause parking issues around Green Park and in the community in general.

Sincerely,  
Heidi Draper, B.A., LL.B.

Murray Desrosiers  
1412 – 22A Street NW  
Calgary, AB, T2N 2N6

July 19, 2017

Sent via email ([cityclerk@calgary.ca](mailto:cityclerk@calgary.ca))

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail S.E.  
P.O. Box 2100, Postal Station "M"  
Calgary AB Canada T2P 2M5

Attention: Susan Gray  
City Clerk

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**Re: Banff Trail Bylaw 266D2017 – To redesignate the land located at 2416 – 16 Avenue NW (Plan 2229GK, Block 4) from DC Direct Control District to DC Direct Control District to accommodate mixed-use development**

Dear Ms. Gray:

My wife and I are the owners/occupants of a property located at 1412 – 22A Street NW in the community of Briar Hill. Relative to the applicant's property, our home is approximately 1 block east and 1.5 blocks south.

It was only in late April that we heard from our neighbours that there is an application to change the land use designation of this property. We are opposed to the application for the following reasons:

- 1. The setbacks afforded the single family homes in the community of Briar Hill are significantly less than those afforded the single family homes in the community of Banff Trail.***

For the single family homes on the north edge of Briar Hill, the set back from the 90 metre tower will consist of the four storey building forming part of the proposed development (which fronts onto 16<sup>th</sup> Avenue), the existing service road on the north side of 16<sup>th</sup> Avenue, the four lanes of traffic on 16<sup>th</sup> Avenue and the one-way road on the south side of the 16<sup>th</sup> Avenue sound wall.

For the single family homes on the west edge of Banff Trail, the set back from the 90 metre tower will consist of the existing parking lots and motels on Banff Trail, two lanes of traffic on Banff Trail NW, the LRT right of way (consisting of two sets of tracks, generous setbacks and a green space on the east side) plus 1-2 city blocks of single family residential homes which I understand will be re-zoned for higher density residential development.

The Banff Station Area Redevelopment Plan (October 2011) lists 17 guiding principles on pages 13 and 14. Guiding principle #13 states:

"Integrate with the community: Development will be most intense along 16 Avenue NW and scaled down towards the existing low density residential area. Height zones institute a transition that will ensure compatible building forms with the existing community while facilitating higher densities and height where most appropriate." (emphasis added)

Guiding principle #13 should be equally applicable to the communities of Banff Trail and Briar Hill, both of which border the Banff Trail Station Area. As noted above, the transition for Briar Hill is significantly less (both in distance and in progression (from 90 storeys to single family homes)) than that afforded Banff Trail. Why was the community of Briar Hill was not afforded the same protections as the community of Banff Trail?

***2. The size of the development (28 storeys) is significantly larger than any development in the surrounding area.***

Presently, the tallest building in Motel Village is One Executive Place which is 7 storeys tall. While we understand the City of Calgary's desire to increase density around the transit stations, 28 storeys is excessive. By comparison, the tallest building in the transit-oriented development at Brentwood is 20 storeys and The Renaissance condo developments at North Hill Mall are only 13 storeys. At 28 storeys, would this not be the tallest building north of the Bow River?

I am concerned that a 28 storey building (approximately 90 metres in height) so close to the northern edge of Briar Hill will create real privacy issues as the occupants will be looking down into the yards of the single family homes in Briar Hill.

I attended a meeting with the applicant on June 14, 2017. The proposed building is in the shape of a boot, with the toe of the boot fronting 16<sup>th</sup> Avenue NW. When I asked the applicant if he could achieve the same density by building two 15 storey towers on the site, he indicated that it was not possible without providing specifics. I believe that this is the best compromise and respectfully request that you direct City administration to explore this option with the applicant.

***3. The lack of parking stalls will result in residents parking their vehicles in surrounding communities.***

I understand that a total of 150 parking spots are proposed for the development, of which only 28 are allocated to the 328 residential units. The applicant advises that the 328 residential units will house approximately 500 students. This means that only 5.6% (28/500) of the students can have cars. According to the applicant's application, a building of this size and configuration would normally require at least 537 parking spots.

It is unreasonable to think that 28 parking spots will be sufficient for 328 residential units (housing approximately 500 students). Where will the residents park their cars? The closest location will be the community of Briar Hill, which can be easily accessed via the pedestrian walkway that goes under 16<sup>th</sup> Avenue at Crowchild Trail. So this development will result in increased traffic and congestion in the

community of Briar Hill. This is unacceptable. The individuals who purchased homes in this single family community expect the City to consider their interests when evaluating this application.

Furthermore, there is no certainty that the building will always be used for student housing. If the usage of the building were to change in the future, how would the City feel about it having only 28 parking spots?

***4. The Community of Briar Hill was not consulted when the Banff Trail Station Area Redevelopment Plan was prepared.***

At a public meeting on April 26, 2017, Terry Woods, Planning Director for the Hounsfield Heights/Briar Hill Community Association (who held the same role back in 2011), stated that they were not consulted. I believe this to be true as I cannot think of any reason why the Community Association at the time could have supported a plan that allowed such a large development. Also, none of the residents of homes on the south side of 16<sup>th</sup> Avenue NW recall receiving any notice of the ARP process. These residents should have been consulted.

In reviewing the Banff Trail Station Area Redevelopment Plan, I could not locate any reference to consultation with our Community Association. The City Planning Department was also unable to provide any conclusive evidence of consultation with the community of Briar Hill.

The Banff Trail Station Area Redevelopment Plan is based on a flawed consultation process as a directly affected community and its residents were not consulted. Furthermore, I recently learned that City Council approved a land use redesignation for 2227 and 2227R Banff Trail NW and 2304, 2312 and 2316 – 16<sup>th</sup> Avenue NW at a meeting held on March 13, 2017. Once again, neither the Briar Hill Community Association nor the residents on the northern edge of our community received notice of this application. I understand that it is the Planning Department's practice to notify adjacent residents of land use redesignation applications. Why did this not occur?

**Conclusion**

For the reasons outlined above, I respectfully request that City Council (i) deny this application, (ii) direct City Administration to engage in discussions with the applicant to explore the feasibility of building two shorter towers on the site, and (iii) direct City Administration to investigate whether amendments should be made to the Banff Trail Station Area Redevelopment Plan to protect the community of Briar Hill.

If you have any questions, please contact me at 587.952.3255.

Yours truly,



Murray Desrosiers

cc (via email):

Mayor Naheed Nenshi, Ward Sutherland (Ward 1), Joe Magliocca (Ward 2), Jim Stevenson (Ward 3), Sean Chu (Ward 4), Ray Jones (Ward 5), Richard Pootmans (Ward 6), Druh Farrell (Ward 7), Evan Wooley (Ward 8), Gian-Carlo Cara (Ward 9), Andre Chabot (Ward 10), Brian Pincott (Ward 11), Shane Keating (Ward 12), Diane Colley-Urquart (Ward 13), Peter Demong (Ward 14)

**Albrecht, Linda**

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**From:** Diane Pollard <jpdi@shaw.ca>  
**Sent:** Wednesday, July 19, 2017 4:34 PM  
**To:** City Clerk  
**Subject:** Banff Trail ARP and Land Redesignation/Development Application  
**Attachments:** Banff Trail ARP Letter.docx

Please add our comments to the Banff Trail ARP/Development discussion for City Council due July 20, 2017. Thank you.

Regards,  
John and Diane Pollard  
1528 – 21A Street NW  
Calgary, Ab. T2N 2M6

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July 19, 2017

John and Diane Pollard  
1528 – 21A Street NW  
Briar Hill  
Calgary, Alberta

City Clerk's Office  
Mail Code #8007  
P.O. Box 2100, Station M  
Calgary AB Canada T2P 2M5  
Via email – [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Application for Land Use Amendment – LOC 2016-0197  
Banff Trail Bylaw 266D2017**

**TO WHOM IT MAY CONCERN:**

We would like to submit this letter to add to the statements and letters of concern from other Houndsfield Heights/Briar Hill (HH-BH) residents regarding the above captioned land use amendment, which will allow a 90 metre building to be constructed adjacent to Briar Hill. While we have many concerns regarding these applications, the following four items are of major importance to us:

- 1) The complete lack of notification and consultation with our community regarding the Banff Trail Station Area Redevelopment Plan (the "ARP"), which was approved in 2011.
- 2) Lack of notification and consultation for LOC 2016-0197 as well as another recent Land Redesignation in Motel Village adjacent to Briar Hill (LOC 2013-0067), where no notice was provided, including to individuals who live directly across the street.
- 3) The extreme height of the structures that will be permitted under this Land Use Redesignation, which will be located directly adjacent to residential homes, and will be close to three times higher than any other structures in the area.
- 4) Parking

The bottom line is there was no notification to the community of Briar Hill/Houndsfield Heights (HH-BH) of this development and that is shameful procedural action by the City of Calgary. It is even more shameful action by our Ward 7 representative, who is supposed to have our best interests front and centre. From April, 2017 (when we found out about this development) to current gives precious little, or no time, for the residents of the above noted community to provide any input. The Banff Trail Community Association, as well as its residents, were actively consulted regarding the Banff Trail Station ARP and rightly so. In 2011 the City approved an ARP for the Banff Trail Station, with the lower heights and densities bordering the Banff Trail C-Train line, and the density increasing and peaking as far as possible from Banff Trail but immediately adjacent to Briar Hill. We have lived here at 1528 – 21A Street NW since 1991 (1/2 block from the sound wall dividing Briar Hill from 16<sup>th</sup> Avenue NW) and have never heard of any such plans for Motel Village. Because there was no active consultation with the Briar Hill

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Community regarding the ARP, the Land Use Redesignation should be rejected because the ARP framework on which it was based is unacceptable.

We have learned that another land use redesignation on the east side of Motel Village was approved by City Council in March of 2017 (LOC 2013-0067). Again, the Briar Hill community was unaware of that application for a land use redesignation, including individuals who are part of the local community association that was purportedly notified. The LOC 2013-0067 approval should not carry any weight, given the complete lack of notice.

#### **Concerns regarding the Extreme Height of the Proposed Building**

We question the extreme height of this development. The height of the proposed building is close to three times the height of any other building in the area. The fact that it is located on top of a hill, means it could be one of the tallest buildings on the city skyline when it is complete. We don't believe increased density necessarily requires high rise towers that dwarf all of the adjacent buildings, especially single family homes in a directly affected neighbourhood.

#### **Concerns Regarding the Proposed Parking**

At a recent community meeting, the Developer advised that for a residential building with 500 beds, just 31 parking stalls would be provided. Relaxations have also been requested for medical offices and a restaurant that will be part of the development, for a total of 150 parking spots.

We can understand why some relaxations in parking requirements for a student building would be appropriate, because many students do not have cars, and more young people are opting to use ride-share services or public transit. However, the idea that almost 94% of the students will not have cars is nothing short of ridiculous. Many people commute to work or school on the C-Train, but still have cars because many parts of the City are extremely difficult to access through public transit. In addition to the lack of parking for the residential building, we question how medical offices and restaurants could operate with such limited on-site parking without impacting the surrounding communities.

Our neighbourhood already has a number of issues with parking. There are already significant parking problems on the west end of Briar Hill across from the proposed development. People who work in the office buildings that already exist near Banff Trail Station park their cars on Briar Hill streets during the day, and cross 16<sup>th</sup> Avenue through the underpass to go to work, *because parking in the Banff Trail Station Area is already insufficient*. Adding a large building with very limited parking will have the effect of turning many of Briar Hill's streets into off-site parking. We have been advised that if parking becomes a concern, the City can address that by simply requiring permit parking in the neighbourhood. However, that doesn't address the issue of parking at nearby parks, including Green Park, where parking cannot be restricted in the same way.

#### **Summary of Concerns**

To summarize, there was a complete lack of notification and consultation regarding the Banff Trail Station ARP. That has been followed by an extremely rushed notification and consultation process for the current land redesignation approval, and associated development permit. We have many concerns about this proposed development, including:

- the extreme height, which is close to three times higher than anything in the community (indeed, anything currently in the Northwest outside of the downtown);
- the lack of staged heights that are seen in the planning process in other communities like Brentwood; and,
- the massive relaxations requested for parking.

We ask that City Council deny this Land Use Redesignation application. We also ask that City staff re-evaluate or amend the previous ARP to reflect appropriate consideration of the proximity of Briar Hill in relation to this or any further requests for development.

Sincerely,

John and Diane Pollard

c.c. (via email) – Mayor Naheed Nenshi, Ward Sutherland (Ward 1), Joe Magliocca (Ward 2), Jim Stevenson (Ward 3), Sean Chu (Ward 4), Ray Jones (Ward 5), Richard Pootmans (Ward 6), Druh Farrell (Ward 7), Evan Wooley (Ward 8), Gian-Carlo Cara (Ward 9), Andre Chabot (Ward 10), Brian Pincott (Ward 11), Shane Keating (Ward 12), Diane Colley-Urquart (Ward 13), Peter Demong (Ward 14)

**Albrecht, Linda**

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**From:** Laura Morrison <lmorri@telus.net>  
**Sent:** Thursday, July 20, 2017 12:57 AM  
**To:** City Clerk  
**Cc:** Office of the Mayor; Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; Commn. & Community Liaison - Ward 3; Commn. & Community Liaison - Ward 4; Commn. & Community Liaison - Ward 5; Commn. & Community Liaison - Ward 6; Ward 7 Contact; Constituent Assistant Ward 8; Community Liaison - Ward 9; Commn. & Community Liaison - Ward 10; Constituent Liaison - Ward 11; Commn. & Community Liaison - Ward 12; Communications Liaison - Ward 13; Commn. & Community Liaison - Ward 14  
**Subject:** Application for Land Use Amendment - LOC 2016-0197 / Banff Trail Bylaw 266D2017  
**Attachments:** Morrison July 18 letter RE LOC 2016-0197.docx

The attached submission is a statement of concern for the Application for Land Use Amendment – LOC 2016-0197 (CPC2017-265: Station ARP Amendment & Land Use Redesignation for 2416 16 Ave NW) Banff Trail Bylaw 266D2017.

It has been copied to Mayor Nenshi and all city Councillors.

Regards Laura Morrison  
1507 22nd Street NW  
Calgary, AB. T2N 2N3  
phone 403-244-9886

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Laura Morrison  
1507 22<sup>nd</sup> Street NW  
Calgary, AB. T2N 2N3  
Email: [lmorri@telus.net](mailto:lmorri@telus.net)

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2017 JUL 20 AM 8:07  
THE CITY OF CALGARY  
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July 17, 2017

Office of the City Clerk  
700 Macleod Trail SE  
PO Box 2100, Station M  
Calgary, AB. T2P 2M5  
Email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Application for Land Use Amendment – LOC 2016-0197  
Banff Trail Bylaw 266D2017**

To whom it may concern:

I would like to submit a statement of concern regarding the above captioned land use amendment, which will allow a 90 metre building to be constructed adjacent to the Briar Hill portion of my community of Hounsfield Heights/Briar Hill. The land in question will significantly affect, not only my neighbors and I, but also our single-family residential community. While I have many concerns regarding this application and those which are sure to follow along the 16<sup>th</sup> Avenue side of Motel Village, I would like to focus your attention on the following three key items:

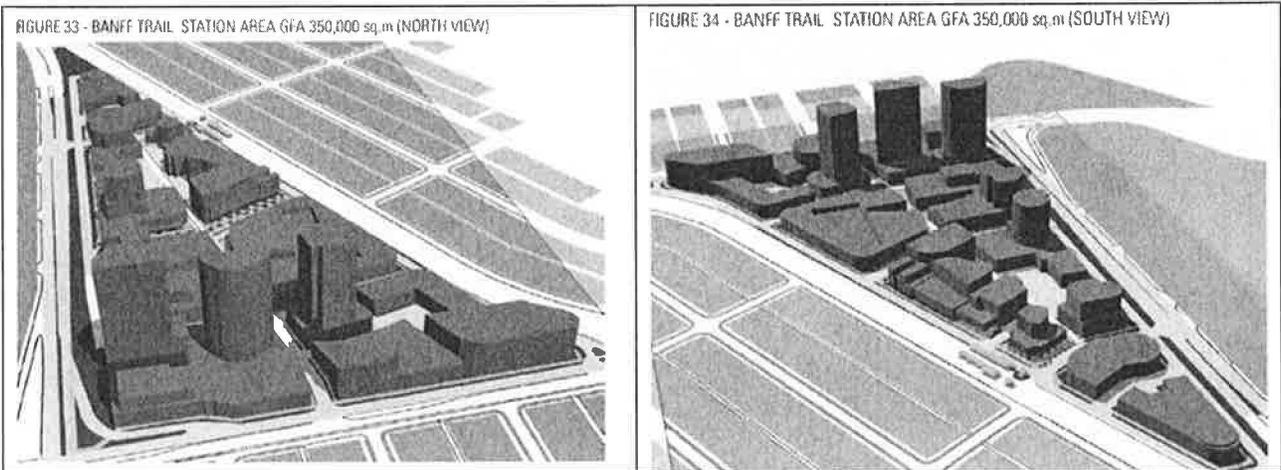
- 1) The complete lack of notification and consultation with my community during the development of the Banff Trail Station Area Redevelopment Plan (the “ARP”), which was approved in 2011.
- 2) Concerns regarding last minute notification and no consultation for LOC 2016-0197 for Briar Hill who will be most affected by potential developments at this location.
- 3) The extreme height of the structures that will be permitted under this Land Use Redesignation, which will be located directly adjacent to residential homes.

**Lack of Consultation with Briar Hill Community Regarding the Banff Trail Station ARP**

I first learned of this application for a land redesignation and associated development permit in early April, 2017 when a fellow community resident advised me about an application for a 28 - 30 storey building in Motel Village, directly across the street from our neighborhood, and only about 200 m from my home. I was very concerned that the city would consider allowing a building of this size so close to a low-density residential neighborhood with no public consultation, and then further to hear of the extremely short timelines Briar Hill residents were being given to get up to speed and provide comments.

It was at this time that I found out that a new ARP had been developed for the Motel Village area (Banff Trail Station ARP) in 2011, and that it allowed for a zone of 90 m buildings directly across 16<sup>th</sup> Avenue from Briar Hill. Figures 33 and 34 of the ARP clearly illustrate that this will create a visual wall 90 m

high when looking north from many parts of our neighborhood and to the southwest for those residents of nearby Banff Trail.



Source: Banff Trail Station Area Redevelopment Plan, Page 84

Learning of the Banff Trail Station ARP and this proposed land use redesignation and development it allows was quite a shock. I have lived in my home since 1999 and keep abreast of and get involved in consultative processes for activities occurring in and around my community. Thus it was strange to me that I did not recall any community consultation related to the Banff Trail Station ARP. In discussion with neighbors, members of the community land use committee and community association board members (of which I was one 2005-06) I did not encounter a single person who recalled a consultative process related to redevelopment at Motel Village. In reviewing community association and AGM minutes from 2008-2011 there is no mention of consultation regarding redevelopment at Motel Village, including from Councillor Druh Farrell who spoke regularly at our AGMs of potential redevelopment in the area. In reviewing the Banff Trail Station ARP no mention is made of who was consulted, their key issues or how community input helped to shape the ARP. However where the plan does refer to community it is exclusively discussing Banff Trail. Briar Hill is only mentioned in relation with linkages to Motel Village via a 16<sup>th</sup> Ave underpass and overpass. In May 2017 I spoke to someone from your Engage team (Engage session regarding North Hill Mall) asking if there would have been a report from consultative process used by the city for the ARP and was told there was nothing I would be able to see.

I and other residents have been advised by Councillor Farrell’s office (in my case via email from Dale Calkins on April 28 2017) that “... the Banff Trail Station Area Redevelopment Plan that was approved in 2011 following years of extensive engagement with surrounding communities, including Hounsfield Heights/Briar Hill.” We have been told that many thousands of notices were delivered regarding the ARP but there are no records of where these notices were delivered. I am left to conclude that, in fact, our community of Hounsfield Heights/Briar Hill was not included in the consultative process for the ARP and the clear result of this lack of consultation is a plan which pushes all high density/90 m buildings towards 16<sup>th</sup> Avenue and our community and away from the C-Train line and the community of Banff Trail. It is clear what community was consulted and what community was not.

Had both communities – Banff Trail and Briar Hill – been properly and effectively consulted in the development of the ARP it is reasonable to expect that the tallest buildings would have been located along Crowchild Trail directly across from McMahon Stadium, with lower staged height buildings adjacent to BOTH communities rather than just one.

The Banff Trail ARP was built on a flawed consultation process, which excluded me and my community. I request that the LOC 2016-0197 Land Use Redesignation should be rejected because the ARP framework on which it was based is unacceptable. I also request that the City undertake good faith effective community consultation with Hounsfield Heights/Briar Hill to suitably modify the Banff Trail Station ARP. I am not opposed to increased density at this location; in fact I support the concept of increasing density along the LRT line. Surely there is an ARP which can allow increased density and improvement of the Motel Village area while still respecting the integrity of surrounding low-density residential neighborhoods.

### **Lack of Notification and Consultation for LOC 2016-0197**

The Hounsfield Heights / Briar Hill (HH-BH) Community Association received first notice of LOC 2016-0197 land use redesignation application and associated development permit on April 3, 2017 and told feedback was required by May 5 to the Calgary Planning Commission (CPC). As with the case of the Banff Trail Station ARP it would seem as if our community was “forgotten” while our neighboring community of Banff Trail was provided with many months in which to become familiar with the development proposed for the site and thus triggering the land use redesignation application. Citizen pressure following an April 25 community meeting led to some relaxation in the city deadlines, with an adjustment to May 31 for city staff review of the Development Permit and June 1 for the Land Use Redesignation application before the CPC.

Recently another Motel Village land use redesignation (LOC 2013-0067) was approved by City Council (March, 2017). Again, no community residents, the community land use committee or the community association board received notification of that application for a land use redesignation. It was truly insulting to see the CPCs Report to City Council document no citizen objections to this land use redesignation application. How can the citizens of Calgary comment on applications they are not notified about? It seems likely that the City’s approval of LOC 2013-0067 may be cited as support for this current application. The LOC 2013-0067 approval should not carry any weight, given the complete lack of notice to and opportunity for input by the neighboring community.

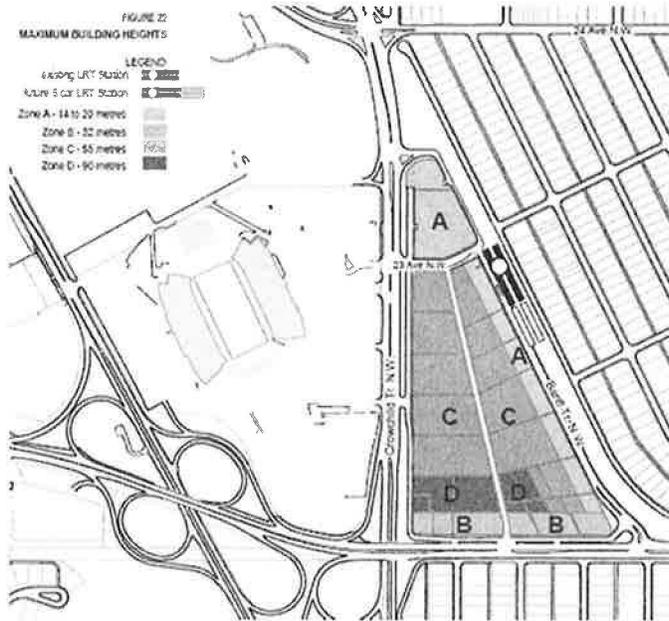
I request that LOC 2016-0197 be denied or postponed until appropriate consultation has been conducted with Briar Hill residents. Allowing this land use redesignation and the associated development permit in will have a permanent and long-lasting effect on our community. Full consultation is needed and the decision should not be rushed to meet political or developer agendas.

### **Extreme Building Heights**

The Banff Trail Station ARP allows for buildings of 90 m (Zone D – Fig 22) with limited staging of 32 m (Zone B – Fig 22). The height of the proposed 90 m building at this location is close to three times the height of any other building in the area and once completed at this location it will be one of the tallest buildings on the City skyline when it is complete.

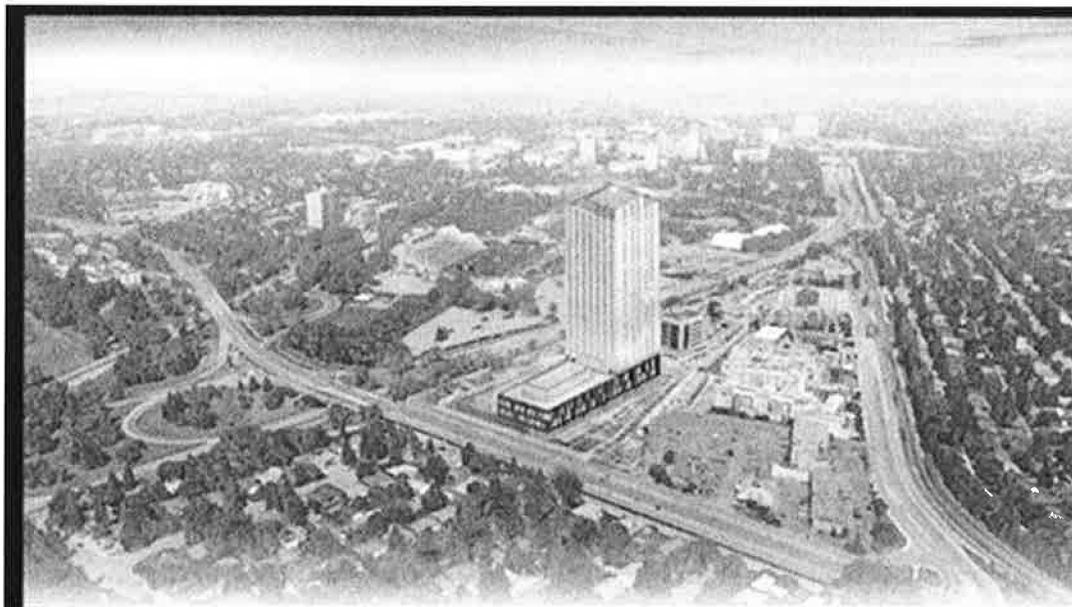
While walking on Nose Hill I was struck by how the similar height towers by Westbrook Mall and the slightly shorter towers by Brentwood Mall stick out like sore thumbs when looking across the city. It seems contrary to me that the city is investing in “Retree YYC” on the one hand which promotes the wonderful green cityscape and then promoting islands of towers which take away from the cityscape. Whether they are in my back yard as buildings in a redesigned Motel Village or across the river in Spruce Cliff I do not think they add to the aesthetics of our city or that they are necessary. There are many ways

in which we can increase density within Calgary's urban footprint without creating the tower islands seen in much larger cities such as Toronto and Vancouver.



Source:  
Banff Trail Station ARP, Page 51  
Figure 22

Such extremely tall towers take away the skyline in the local communities. I have walked through Brentwood and Spruce Cliff to try and imagine life with one or several 90 m towers looming above my community. They cannot be missed - even from the far sides of the communities they dominate ones' view of the sky. On the other hand, lower profile buildings such as the Renaissance (15 storeys) at North Hill Mall are visible but blend in through the trees and the sky easily visible above.



Source:  
Globe and  
Mail, June  
23 2017

Rendering of a proposed 28-storey residence in Motel Village area of Calgary by Toronto-based developer Campus Suites.  
(Campus Suites/Globe and Mail Update)

I support the redevelopment of Motel Village and believe it can bring many positives to the area. I also support increased density along transit lines. However, I question the extreme height of this development – pictured above. Such a building located outside the downtown core is not a positive addition to the cityscape regardless of what community it is next to. Redevelopment and densification of the Motel Village area CAN and SHOULD be undertaken in a way which respects and blends with local communities rather than producing significant negative impacts on the adjacent low-density, single family residential homes. For example, buildings of up to 15 stories (similar to the Renaissance Towers at North Hill Mall) could be developed across much of the Motel Village area, thus significantly increasing density at the location and without having such a catastrophic impact on the local and city skyline. Most of my concerns with respect to the redevelopment of Motel Village would disappear with 15 storey building proposals.

Ladies and gentlemen, to summarize my key points:

- A complete lack of notification and consultation with the Briar Hill community and residents regarding the Banff Trail Station ARP has resulted in a plan which promotes significantly negative and impacting development in close proximity to existing residences. Thus it should not be considered as a valid reason to approve this land use redesignation and further, it should be revisited and modified.
- The Hounsfield Heights/Briar Hill community was forgotten until the last moment resulting in an extremely rushed notification and consultation process for the current land redesignation approval. Thus the application should be denied at this time.
- The allowable building heights of 90 m within very close proximity to the Briar Hill community are extreme – this is close to three times higher than anything in our community and more consistent with building heights one expects in the downtown core than a residential neighborhood.

I ask that City Council deny this Land Use Redesignation application. I also ask that City staff be required to undertake equitable and effective consultation with Hounsfield Heights/Briar Hill community leading to a modified Banff Trail Station ARP which reflects appropriate consideration of the proximity of Briar Hill, along with Banff Trail, in relation to this or any future requests for land use amendments and/or development permits.

Sincerely,

Laura Morrison

c.c. via email to Mayor Naheed Nenshi, Ward Sutherland (Ward 1), Joe Magliocca (Ward 2), Jim Stevenson (Ward 3), Sean Chu (Ward 4), Ray Jones (Ward 5), Richard Pootmans (Ward 6), Druh Farrell (Ward 7), Evan Wooley (Ward 8), Gian-Carlo Cara (Ward 9), Andre Chabot (Ward 10), Brian Pincott (Ward 11), Shane Keating (Ward 12), Diane Colley-Urquart (Ward 13), Peter Demong (Ward 14)

**Albrecht, Linda**

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**From:** John Lacroix <JPLacr@hotmail.com>  
**Sent:** Wednesday, July 19, 2017 9:54 PM  
**To:** City Clerk  
**Cc:** Office of the Mayor; Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; Commn. & Community Liaison - Ward 3; Commn. & Community Liaison - Ward 4; Commn. & Community Liaison - Ward 5; Commn. & Community Liaison - Ward 6; Ward 7 Contact; Constituent Assistant Ward 8; Community Liaison – Ward 9; Commn. & Community Liaison - Ward 10; Constituent Liaison - Ward 11; Commn. & Community Liaison - Ward 12; Communications Liaison - Ward 13; Commn. & Community Liaison - Ward 14; Laura-Marie Berg  
**Subject:** [EXT] Letter of Concern: Banff Trail Bylaw 266D2017 – July 31 City Council Agenda  
**Attachments:** Letterof Concern\_Banff Trail Bylaw 266D2017 July 31 Council Agenda.pdf

With regards to the above-referenced City Council Agenda item, we are submitting a statement of concern regarding Application for Land Use Amendment – LOC 2016-0197, which would allow a 90 metre building to be constructed adjacent to Briar Hill. As explained in the attached letter, we have significant concerns regarding:

- lack of consultation related to the previously approved Banff Trail Station ARP, this land use amendment application and a similar one that was recently approved
- the extreme building heights proposed to be allowed immediately adjacent to our community of single family homes
- the massive relaxations the developer has indicated they are requesting related to required parking for the facility

Please include our letter, which requests the Land Use Amendment application be denied, in the considerations by City Council.

Regards,  
Jean Lacroix and Laura-Marie Berg

RECEIVED  
2017 JUL 20 AM 8:09  
THE CITY OF CALGARY  
CITY CLERK'S

July 19, 2017

Laura-Marie Berg  
and Jean Lacroix  
1607-21a Street NW  
Briar Hill, Calgary, AB

City Clerk's Office  
Mail Code #8007  
P.O. Box 2100, Station M  
Calgary AB Canada T2P 2M5  
Via email – [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Banff Trail Bylaw 266D2017 – July 31 City Council Agenda**

To whom it may concern:

With regards to the above-referenced City Council Agenda item, we would like to submit a statement of concern regarding Application for Land Use Amendment – LOC 2016-0197, which would allow a 90 metre building to be constructed adjacent to Briar Hill. While we have many concerns regarding these applications, we will focus on the four outlined below.

- 1) The complete lack of notification and consultation with our community regarding the Banff Trail Station Area Redevelopment Plan (the "ARP"), which was approved in 2011.
- 2) Concerns regarding notification and consultation for LOC 2016-0197 as well as another recent Land Redesignation in Motel Village adjacent to Briar Hill (LOC 2013-0067), where no notice was provided, including to individuals who live directly across the street.
- 3) The extreme height of the structures that will be permitted under this Land Use Redesignation, which will be located directly adjacent to residential homes, and will be close to three times higher than any other structures in the area.
- 4) While more related to a future Development Permit, we would like to highlight concerns with the massive parking space relaxations being requested by the proposed developer for this site.

**Lack of Notification / Consultation with Briar Hill Community Regarding the Banff Trail Station ARP**

We first learned of this application for a land redesignation and associated development permit in early April of 2017, when a neighbour advised us that our Community Association had been advised about an application for a 30 (now 28) storey building in Motel Village, directly across the street from our community. We live close to the sound wall between Briar Hill and 16<sup>th</sup> Avenue, and were therefore very concerned about these applications and the extremely short timelines that were made available for Briar Hill comments.

We were astonished to learn that, in 2011, the City approved an ARP for the Banff Trail Station that contemplated multiple 30 storey buildings directly across from Briar Hill. Laura-Marie has lived close to that sound wall since 2003, and had never heard of any such plans for Motel Village. We took steps to notify the Briar Hill community regarding the above-captioned applications. Recognizing the extremely tight timelines, that required delivering information and knocking on hundreds of doors in the community.

In the course of that door knocking, we did not encounter a single person who was aware of the 2011 Banff Trail ARP, and the fact that it contemplates the approval of 30 storey buildings in Motel Village. We have spoken with many people who live close to or directly adjacent to the sound wall, and they do not recall receiving any notice of the ARP process. Many of those we spoke to would have been very attentive and responsive to any notice regarding that ARP. Had we received such notice in our mailbox, we would have taken active steps to learn about what was being proposed, and would have challenged the current iteration of the ARP.

While we have been advised by the City that there were many thousands of notices delivered regarding the 2011 ARP, it is our understanding that the City kept no record of postal code drops. Given the fact that we haven't encountered anyone who was aware of the 2011 ARP, we question whether those postal code drops included Briar Hill as they should have given its proximity.

It is our understanding that the Community Association in Banff Trail and its local residents were both actively consulted regarding the Banff Trail Station ARP. The results of the active consultation with Banff Trail, and what we can only assume was a lack of notification and consultation with Briar Hill residents, is clearly illustrated by what was ultimately approved as seen in Figures 33 and 34 below from the ARP. Lower heights and densities are next to the C-Train line, which borders Banff Trail where there was active consultation. Density then increases and reaches its peak as far as possible from Banff Trail, immediately adjacent to Briar Hill.

FIGURE 33 - BANFF TRAIL STATION AREA GFA 350,000 sq.m (NORTH VIEW)

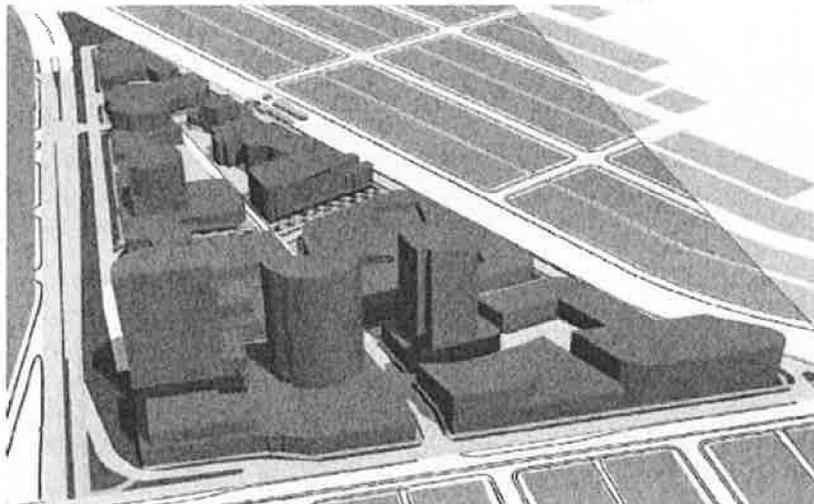
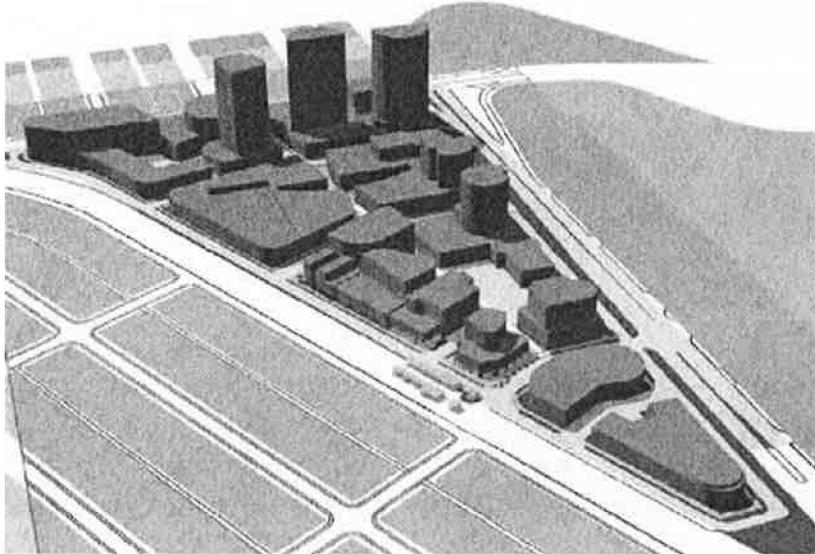


FIGURE 34 - BANFF TRAIL STATION AREA GFA 350,000 sq.m (SOUTH VIEW)



Source: Banff Trail Station Area Redevelopment Plan, PDF Page 84

If there had been active consultation with the Briar Hill Community regarding the ARP, it is unlikely that the final ARP would have looked the same. Buildings directly across from Briar Hill would not be close to three times higher than anything in the local area. Insofar as there were such tall buildings contemplated, there would have been more staged heights between a low-level residential community like Briar Hill and the tallest buildings in the development. A similar ARP in Brentwood highlighted this staged approach as a key part of the planning process for buildings in areas bordering single family homes. I expect that with proper consultation with Briar Hill, City planners would have heard that high-rise buildings should be located along Crowchild Trail, facing McMahon Stadium, and appropriately set back from 16<sup>th</sup> Avenue to provide a gradual increase in density and height similar to the consideration provided to Banff Trail and Brentwood residents in their consultations.

Put another way, if one used the approved Banff Trail Station ARP as a case study for a university planning exam and asked students to identify which of the two communities adjacent (Briar Hill and Banff Trail) was actively notified and consulted about the ARP and which was not, I expect that 100% of the students would get the right answer.

The Banff Trail ARP was built on a flawed consultation process, which excluded us and our Briar Hill community which is immediately adjacent to the development. The Land Use Redesignation should be rejected because the ARP framework on which it was based is unacceptable.

**Concerns Regarding Notification and Consultation for LOC 2016-0197**

The Hounsfield Heights / Briar Hill (HH-BH) Community Association received first notice of LOC 2016-0197 land redesignation application and associated development permit on April 3, 2017, as opposed to

Banff Trail which had already been notified months before. A request was made for development plans, and they were made available to a very small group of concerned residents just prior to April 14 (Easter Weekend) leaving extremely limited time until the May 5 comment deadline for the Calgary Planning Commission ("CPC"). They were shared with a slightly larger group after the Easter weekend in order to discuss concerns and next steps. As a result, we and others scrambled to put together an information bulletin, knocked on doors the following weekend, and tried to ensure that residents of Briar Hill were notified and feedback obtained ahead of the May 5 deadline. Citizen pressure following an April 25 community meeting led to some relaxation in the city deadlines, with an adjustment to May 31 for city staff review of the Development Permit and June 1 for the Land Use Redesignation application before the CPC.

The extension in deadlines did allow the local HH-BH Community Association to meet with the developer on May 17 ahead of the CPC comment period for the Land Use Redesignation. A community meeting with the Developer was held on June 14, which again was planned on short notice, requiring the hand delivery of notices regarding the meeting to homes in the community.

In short, the flawed notification / consultation process that occurred with the ARP has been followed by an extremely stressful and rushed process for the current Land Use Redesignation application and the associated Development Permit. We request that LOC 2016-0197 be denied or postponed until full and appropriate consultation has been conducted with Briar Hill residents, including a consultation regarding the ARP. It is our understanding that the current rushed process for the Land Use Redesignation stems from the fact that there is a City election this year. There is speculation that our local councillor wants the redesignation approved by City Council before the active election period. If true, we don't think that is a good enough reason to provide an insufficient consultation to affected residents regarding the permitting of a project that will be in place for many decades.

In the course of a separate discussion with City staff regarding the future development of North Hill Mall, we learned that another land use redesignation on the east side of Motel Village was approved by City Council in March of 2017 (LOC 2013-0067). No one that we have spoken to in the Briar Hill community was aware of that previous application for a land use redesignation, including individuals who are part of the local community association that was purportedly notified. We have spoken with a family who lives directly across the street from the parcel that will be redeveloped pursuant to LOC 2013-0067, who received absolutely no notice of the land redesignation application. With insufficient consultation, the CPC Report to City Council advised there was not a single citizen objection to that subdivision redesignation application. This is in itself quite shocking, given the size and scope of what can now be built there. It is my understanding that the City's approval of LOC 2013-0067 may be cited as support for this current application. The LOC 2013-0067 approval should not carry any weight, given the complete lack of notice or Briar Hill consultation for it as well.

#### **Concerns regarding the Extreme Height of the Proposed Building**

Based on our many conversations regarding the proposed project, two key concerns that we and other people have are the height of the proposed development that will follow the an approval of this Land Redesignation (28 storeys or 90 m) and the massive relaxation in parking requirements that have been requested.

The height of the proposed building is close to three times the height of any other building in the area. Given the fact that it is located on top of a hill, we believe that it will be one of the tallest buildings on

the City skyline when it is complete. As noted above, there will be little in the way of staged heights for this proposed development leaving insufficient space between a close-to-90 metre building and the Briar Hill community.

We support the redevelopment of Motel Village. We are also supportive of increased density in the inner city. We like the idea of a student residential building, and believe that the young people who will occupy the building will be positive for the area. We appreciated meeting with the developer, and believe that he will work to build a building that is safe and appropriate for students. However, we question the extreme height of this development. If a fifteen storey building was being proposed, which is significantly taller than anything else in the local area, we would fully support such a development. We don't understand why increased density necessarily requires high rise towers that dwarf any of the buildings adjacent, especially single family homes in a directly adjacent neighbourhood.

#### **Concerns Regarding the Proposed Parking Relaxation**

At a recent community meeting with the Developer, we were advised that for the residential building with 500 beds, just 31 parking stalls would be provided. Relaxations have also been requested for medical offices and a restaurant that will be part of the development, giving a total of 150 parking spots for the entire development.

We can understand why some relaxations in parking requirements for a student building would be appropriate, because many students do not have cars and more young people are opting to use ride-share services. However, the idea that almost 94% of the students will not have cars is nothing short of ridiculous. Many people commute to work or school on the C-Train, but still have cars because many parts of the City are extremely difficult to access through public transit.

More importantly, anyone who wants to leave the City for a weekend needs a car, and that includes students who are commuting home to the many rural areas of Alberta that are very difficult to access without a private vehicle. Laura-Marie grew up in rural Alberta, and has many rural friends and family members who are now sending their children to school in Alberta's cities. All of those students have cars or trucks – not because they are using the cars in the cities (they don't – the practice is to park their cars in the city and walk or take transit), but because they need a car to get home. Calgary and Alberta are not comparable to Toronto and Southern Ontario, where there are massive transit systems that include subways and streetcars within Toronto, as well as GO Trains, Via Rail, and regular bus services to other Southern Ontario cities and towns.

In addition to the lack of parking for the residential building, we have questions regarding how medical offices and restaurants outside of the downtown could operate with very limited on-site parking available without impacting the surrounding communities.

Our neighbourhood already has a number of issues with parking. If the City had consulted with local residents, they would have learned that there are already significant parking problems on the west end of Briar Hill across from the proposed development. People who work in the office buildings that already exist near Banff Trail Station park their cars on Briar Hill streets during the day, and cross 16<sup>th</sup> Avenue through the underpass to go to work, *because parking in the Banff Trail Station Area is already insufficient*. Adding a large building with very limited parking will have the effect of turning many of Briar Hill's streets into off-site parking.

We have been advised that if parking becomes a concern, the City can address that by simply requiring permit parking in the neighbourhood. However, that doesn't address the issue of parking at nearby parks, including Green Park, where parking cannot be restricted in the same way.

**Summary of Concerns**

To summarize, there was a complete lack of notification and consultation regarding the Banff Trail Station ARP. That has been followed by an extremely rushed notification and consultation process for the current land redesignation approval, and associated development permit. We have many concerns about this proposed development, including:

- the extreme height, which is close to three times higher than anything in the community (indeed, anything currently in the Northwest outside of the downtown);
- the lack of staged heights from Briar Hill that were included for Banff Trail and are seen in the planning process in other communities like Brentwood; and,
- the massive relaxations requested for parking.

We ask that City Council deny this Land Use Redesignation application. We also ask that City staff re-evaluate or amend the previous ARP to reflect appropriate consideration of the proximity of Briar Hill in relation to this or any further requests for development.

Sincerely,

Laura-Marie Berg and Jean Lacroix

c.c. (via emails below) – Mayor Naheed Nenshi, Ward Sutherland (Ward 1), Joe Magliocca (Ward 2), Jim Stevenson (Ward 3), Sean Chu (Ward 4), Ray Jones (Ward 5), Richard Pootmans (Ward 6), Druh Farrell (Ward 7), Evan Wooley (Ward 8), Gian-Carlo Cara (Ward 9), Andre Chabot (Ward 10), Brian Pincott (Ward 11), Shane Keating (Ward 12), Diane Colley-Urquart (Ward 13), Peter Demong (Ward 14)

[themayor@calgary.ca](mailto:themayor@calgary.ca); [ward01@calgary.ca](mailto:ward01@calgary.ca); [ward02@calgary.ca](mailto:ward02@calgary.ca); [ward03@calgary.ca](mailto:ward03@calgary.ca);  
[ward04@calgary.ca](mailto:ward04@calgary.ca); [ward05@calgary.ca](mailto:ward05@calgary.ca); [ward06@calgary.ca](mailto:ward06@calgary.ca); [ward07@calgary.ca](mailto:ward07@calgary.ca); [ward08@calgary.ca](mailto:ward08@calgary.ca);  
[ward09@calgary.ca](mailto:ward09@calgary.ca); [ward10@calgary.ca](mailto:ward10@calgary.ca); [ward11@calgary.ca](mailto:ward11@calgary.ca); [ward12@calgary.ca](mailto:ward12@calgary.ca); [ward13@calgary.ca](mailto:ward13@calgary.ca);  
[ward14@calgary.ca](mailto:ward14@calgary.ca)

**Albrecht, Linda**

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**From:** Keli Pollock <keli@kelipollock.com>  
**Sent:** Wednesday, July 19, 2017 5:27 PM  
**To:** City Clerk  
**Cc:** Office of the Mayor  
**Subject:** [EXT] Motel Village Redevelopment

**Banff Trail Bylaw 266D2017**  
**CPC2017-265: Station ARP Amendment & Land Use Re-designation for 2416 16 Ave NW**  
**Application for Land Use Amendment – LOC 2016-0197**

My name is Keli Pollock and I am a resident of Briar Hill. I'm writing you today to express my concerns about the proposed 30 storey condo development in Motel Village on 16th avenue NW. My husband, Paul Malone and I are happy to hear that this area will be redeveloped bringing new life, businesses and residents to our neighbourhood. We fully support higher density in the inner city and feel it makes for a better community.

We are however concerned over the height of the proposed building and the impact it will have on our neighbourhood. We ask that a more thoughtful approach be taken to increase density. A 90 metre building is imposing and in our opinion not the best way to accommodate new residents. We'd support smaller condo buildings, lane way homes, town homes and secondary suites. We believe mixed use development creates a more vibrant community.

We ask that you do not approve the application for a 90 metre building and consider a development under 20 storeys. Building shadow, parking and traffic are all concerns for us. A 90 metre building in a neighbourhood primarily made up of bungalows, undermines the character, livability, social fabric of Briar Hill.

Thank you for your time.

Warm regards,

Keli Pollock & Paul Malone  
1519 21A St NW  
T2N 2M7

RECEIVED  
2017 JUL 20 AM 8:10  
THE CITY OF CALGARY  
CITY CLERKS

**Albrecht, Linda**

---

**From:** Brenda Domeij <brenda.domeij@sait.ca>  
**Sent:** Thursday, July 20, 2017 8:59 AM  
**To:** City Clerk  
**Cc:** Office of the Mayor; Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; Commn. & Community Liaison - Ward 3; Commn. & Community Liaison - Ward 4; Commn. & Community Liaison - Ward 5; Commn. & Community Liaison - Ward 6; Ward 7 Contact; Constituent Assistant Ward 8; Community Liaison - Ward 9; Commn. & Community Liaison - Ward 10; Constituent Liaison - Ward 11; Commn. & Community Liaison - Ward 12; Communications Liaison - Ward 13; Commn. & Community Liaison - Ward 14; brenda.domeij@gmail.com  
**Subject:** Land Use Re-designation File #LOC2016-0197 and Development Permit File #DP2016-4219  
**Attachments:** 2017 July 20 Letter.docx

To whom it may concern;

Please find attached my letter of concern regarding **Land Use Re-designation File #LOC2016-0197 and Development Permit File #DP2016-4219**

Regards,  
Brenda Domeij

RECEIVED  
2017 JUL 20 AM 9:21  
THE CITY OF CALGARY  
CITY CLERK'S

1508-22A Street N.W.  
Calgary, Alberta, T2N 2N9  
July 20, 2017

**Office of the City Clerk**

The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Stn. M  
Calgary AB T2P 2M5

To whom it may concern:

**Re: Land Use Re-designation File #LOC2016-0197 and Development Permit File #DP2016-4219**

I am an extremely concerned resident of the Hounsfield Heights=Briar Hill (HH-BH) community regarding the above re-designation and the proposed development. My concerns include the following:

1. The lack of consultation during the development of the Banff Trail Area Redevelopment Plan.
2. Insufficient time for effective community engagement especially given the lack of consultation as mentioned in #1
3. The actual proposed development

Hounsfield Heights - Briar Hill Community were not consulted at all during the development of the Banff Trail Area Redevelopment process. However, you will see from information send from fellow neighbours that we are significantly impacted by the plan. Let's ensure proper information flow and effective consultation for these foundational plans. Are all parties impacted included in the development of them – are the communication vehicles used comprehensive that is – the majority of the people impacted are familiar with the information/plan and can articulate to others – is the information clear – are future changes / impacts (e.g. in the economy) considered, discussed and documented – are negative and positive outcomes are discussed and documented. I do not believe the Banff Trail Area Redevelopment Plan was adequately vetted with impacted parties.

Our community was notified on April 3. Since Community Associations are resourced by volunteers late notifications undermine the ability to effectively respond on the collective community desires.

My issues for this specific development include the following:

- 30 Storey / 90m mixed-use development in proximity to my community and property.
- Impacts of multi-residential population density to HH-BH and property including:
  - Inadequate provision for parking causing increased parking on Briar Hill residential streets
  - Increased use of community parks, recreation equipment, library, etc.
  - Increased traffic into Briar Hill from eastbound 16<sup>th</sup> Ave along 20<sup>th</sup> Street and related inbound traffic into the proposed development
  - Increased public nuisance including graffiti, noise, loitering, etc.
  - Increased public safety including property damage, property theft, etc.
  - Impact to or loss of community businesses resulting from lack of parking.
- Undesired discretionary uses on the property
- Balance of multi-residential units for student housing, low-income housing, market rent housing, and owner occupied housing
- Type and amount of public landscaping
- Availability and amount of open, public space

This is a very invasive development with huge impacts to our skyline and all amenities in the vicinity. A less intrusive plan should be facilitated since this is the first such development for this area. This would allow a smoother transition into the future and time to better manage the impact on HH-BH and neighbouring areas.

Your serious consideration of the above concerns is most appreciated.

Yours sincerely,

Brenda Domeij

c.c. Mayor Naheed Nenshi,  
Ward Sutherland (Ward 1),  
Joe Magliocca (Ward 2),  
Jim Stevenson (Ward 3),  
Sean Chu (Ward 4),  
Ray Jones (Ward 5),  
Richard Pootmans (Ward 6),  
Druh Farrell (Ward 7),  
Evan Wooley (Ward 8),  
Gian-Carlo Cara (Ward 9),  
Andre Chabot (Ward 10),  
Brian Pincott (Ward 11),  
Shane Keating (Ward 12),  
Diane Colley-Urquart (Ward 13),  
Peter Demong (Ward 14)

**Albrecht, Linda**

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**From:** denny kwan <dennykwan@shaw.ca>  
**Sent:** Thursday, July 20, 2017 9:35 AM  
**To:** City Clerk  
**Cc:** Office of the Mayor; Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; Commn. & Community Liaison - Ward 3; Commn. & Community Liaison - Ward 4; Commn. & Community Liaison - Ward 5; Commn. & Community Liaison - Ward 6; Ward 7 Contact; Constituent Assistant Ward 8; Community Liaison – Ward 9; Commn. & Community Liaison - Ward 10; Constituent Liaison - Ward 11; Commn. & Community Liaison - Ward 12; Communications Liaison - Ward 13; Commn. & Community Liaison - Ward 14  
**Subject:** Re: Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda  
**Attachments:** Denny Kwan Letter re Land Use Redesignation.docx

Apologies as I neglected to include my mailing address - please see attached updated letter.

Regards,  
Denny

---

**From:** "dennykwan" <dennykwan@shaw.ca>  
**To:** "cityclerk" <cityclerk@calgary.ca>  
**Cc:** "themayor" <themayor@calgary.ca>, "ward01" <ward01@calgary.ca>, "ward02" <ward02@calgary.ca>, "ward03" <ward03@calgary.ca>, "ward04" <ward04@calgary.ca>, "ward05" <ward05@calgary.ca>, "ward06" <ward06@calgary.ca>, "ward07" <ward07@calgary.ca>, "ward08" <ward08@calgary.ca>, "ward09" <ward09@calgary.ca>, "ward10" <ward10@calgary.ca>, "ward11" <ward11@calgary.ca>, "ward12" <ward12@calgary.ca>, "ward13" <ward13@calgary.ca>, "ward14" <ward14@calgary.ca>  
**Sent:** Thursday, July 20, 2017 9:19:11 AM  
**Subject:** Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda

Please see attached letter regarding Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda.

Please see  
Regards,  
Denny Kwan

RECEIVED  
2017 JUL 20 AM 9:47  
THE CITY OF CALGARY  
CITY CLERKS

RECEIVED

2017 JUL 20 AM 9:47

July 20, 2017

THE CITY OF CALGARY  
CITY CLERK'S

City Clerk's Office  
Mail Code #8007  
P.O. Box 2100, Station M  
Calgary AB Canada T2P 2M5  
Via email – [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda**

To whom it may concern:

My name is Denny Kwan and I am a resident in Briar Hill.

I would like to submit a statement of concern regarding the above captioned land use amendment, which will allow a 90 metre building to be constructed adjacent to Briar Hill. While I have many concerns regarding these applications, I will focus on the three outlined below.

- 1) The complete lack of notification and consultation with my community regarding the Banff Trail Station Area Redevelopment Plan (the "ARP"), which was approved in 2011.
- 2) Concerns regarding notification and consultation for LOC 2016-0197 as well as another recent Land Redesignation in Motel Village adjacent to Briar Hill (LOC 2013-0067), where no notice was provided, including to individuals who live directly across the street.
- 3) The extreme height of the structures that will be permitted under this Land Use Redesignation, which will be located directly adjacent to residential homes, and will be close to three times higher than any other structures in the area. In addition, an extreme lack of parking space.

**Lack of Notification / Consultation with Briar Hill Community Regarding the Banff Trail Station ARP**

I first learned of this application for a land redesignation and associated development permit in early April of 2017, when a neighbour advised me that our Community Association had been advised about an application for a 30 (now 28) storey building in Motel Village, directly across the street from our community. I live close to the sound wall between Briar Hill and 16<sup>th</sup> Avenue, and was therefore very concerned about these applications and the extremely short timelines that were made available for Briar Hill comments.

I was astonished to learn that, in 2011, the City approved an ARP for the Banff Trail Station that contemplated multiple 30 storey buildings directly across from Briar Hill. I have lived in Briar Hill since 2008, and had never heard of any such plans for Motel Village. I took steps to notify the Briar Hill community regarding the above-captioned applications. Recognizing the extremely tight timelines, that required delivering information and knocking on hundreds of doors in the community.

In the course of that door knocking, I did not encounter a single person who was aware of the 2011 Banff Trail ARP, and the fact that it contemplates the approval of 30 storey buildings in Motel Village. I have spoken with many people who live close to or directly adjacent to the sound wall, and they do not recall receiving any notice of the ARP process. Many of those I spoke to would have been very attentive and responsive to any notice regarding that ARP. Had I received such notice in my mailbox, I would have taken active steps to learn about what was being proposed, and would have challenged the current iteration of the ARP.

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It is my understanding that both the Community Association in Banff Trail, as well as its local residents, were actively consulted regarding the Banff Trail Station ARP. The results of the active consultation with Banff Trail, and what I can only assume was a lack of notification and consultation with Briar Hill residents, is clearly illustrated by what was ultimately approved as seen in Figures 33 and 34 below from the ARP. Lower heights and densities are next to the C-Train line, which borders Banff Trail where there was active consultation. Density then increases and reaches its peak as far as possible from Banff Trail, immediately adjacent to Briar Hill.

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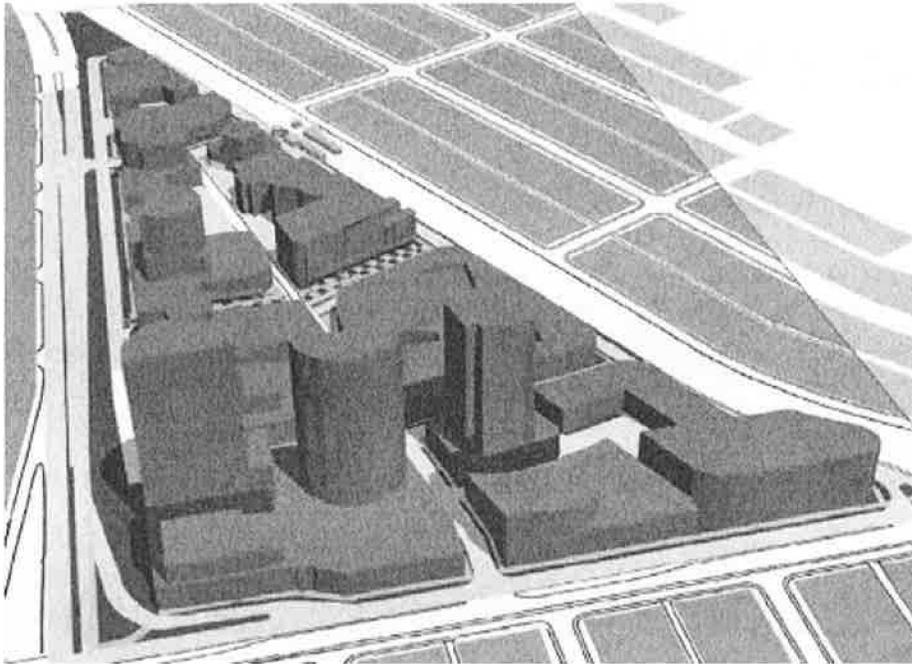
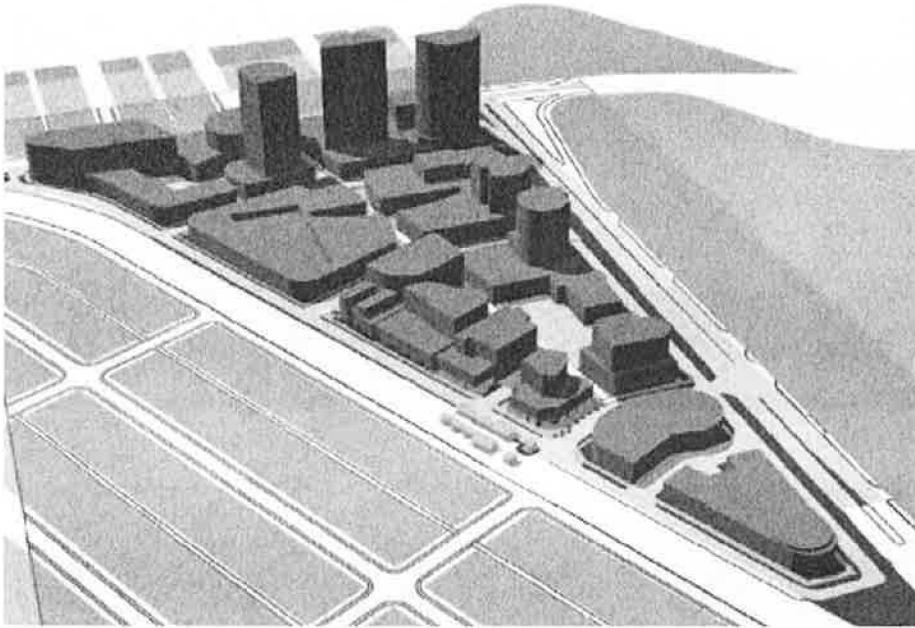


FIGURE 34 - BANFF TRAIL STATION AREA GFA 350,000 sq.m (SOUTH VIEW)



Source: Banff Trail Station Area Redevelopment Plan, PDF Page 84

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The Hounsfield Heights / Briar Hill (HH-BH) Community Association received first notice of LOC 2016-0197 land redesignation application and associated development permit on April 3, 2017. A request was made for development plans, and they were made available to a very small group of concerned residents just prior to April 14 (Easter Weekend) leaving extremely limited time until the May 5 comment deadline for the Calgary Planning Commission ("CPC"). They were shared with a slightly larger group after the Easter weekend in order to discuss concerns and next steps. As a result, I and others scrambled to put together an information bulletin, knocked on doors the following weekend, and tried to ensure that residents of Briar Hill were notified and feedback obtained ahead of the May 5 deadline. Citizen pressure following an April 25 community meeting led to some relaxation in the city deadlines, with an adjustment to May 31 for city staff review of the Development Permit and June 1 for the Land Use Redesignation application before the CPC.

The extension in deadlines did allow the local HH-BH Community Association to meet with the developer on May 17 ahead of the CPC comment period for the Land Use Redesignation. A community meeting with the Developer was held on June 14, which again was planned on short notice, requiring the hand delivery of notices regarding the meeting to homes in the community.

In short, the flawed notification / consultation process that occurred with the ARP has been followed by an extremely stressful and rushed process for the current Land Use Redesignation application and the associated Development Permit. I request that LOC 2016-0197 be denied or postponed until full and appropriate consultation has been conducted with Briar Hill residents, including a consultation regarding the ARP. It is my understanding that the current rushed process for the Land Use Redesignation stems from the fact that there is a City election this year. There is speculation that our local councillor wants the redesignation approved by City Council before the active election period. If true, I don't think that is a good enough reason to provide an insufficient consultation to affected residents regarding the permitting of a project that will be in place for many decades.

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Based on my many conversations regarding the proposed project, two key concerns that I and other people have are the height of the proposed development that will follow the an approval of this Land Redesignation (28 storeys or 90 m) and the massive relaxation in parking requirements that have been requested.

The height of the proposed building is close to three times the height of any other building in the area. Given the fact that it is located on top of a hill, I believe that it will be one of the tallest buildings on the City skyline when it is complete. As noted above, there will be little in the way of staging for this proposed development, to provide space between a close to 90 metre building and the Briar Hill community.

I support the redevelopment of Motel Village. I am also supportive of increased density in the inner city. I like the idea of a student residential building, and believe that the young people who will occupy the building will be positive for the area. I appreciated meeting with the developer, and believe that he will work to build a building that is safe and appropriate for students. However, I question the extreme height of this development. If a more reasonable height of the building is proposed (for example, fifteen storey), which is significantly taller than anything else in the local area, I would be more inclined to support such a development. I don't understand why increased density necessarily requires high rise towers that dwarf any of the buildings adjacent, especially single family homes in a directly adjacent neighbourhood.

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At a recent community meeting with the Developer, we were advised that for a residential building with 500 beds, just 31 parking stalls would be provided. Relaxations have also been requested for medical offices and a restaurant that will be part of the development, for a total of 150 parking spots.

I can understand why some relaxations in parking requirements for a student building would be appropriate, because many students do not have cars, and more young people are opting to use ride-share services. However, the idea that almost 94% of the students will not have cars is nothing short of ridiculous. Many people commute to work or school on the C-Train, but still have cars because many parts of the City are extremely difficult to access through public transit.

More importantly, anyone who wants to leave the City for a weekend needs a car, and that includes students who are commuting home to the many rural areas of Alberta that are very difficult to access without a private vehicle. While these students typically do not use their cars in the cities, they nonetheless own a car or truck in order to go home to visit family and friends. Calgary and Alberta are not comparable to Toronto and Southern Ontario, where there are massive transit systems that include subways and streetcars within Toronto, as well as GO Trains, Via Rail, and regular bus services to other Southern Ontario cities and towns.

In addition to the lack of parking for the residential building, I have questions regarding how a medical offices and restaurants outside of the downtown could operate with very limited on-site parking available without impacting the surrounding communities.

Our neighbourhood already has a number of issues with parking. If the City had consulted with local residents, they would have learned that there are already significant parking problems on the west end of Briar Hill across from the proposed development. People who work in the office buildings that already exist near Banff Trail Station park their cars on Briar Hill streets during the day, and cross 16<sup>th</sup> Avenue through the underpass to go to work, *because parking in the Banff Trail Station Area is already insufficient*. Adding a large building with very limited parking will have the effect of turning many of Briar Hill's streets into off-site parking.

We have been advised that if parking becomes a concern, the City can address that by simply requiring permit parking in the neighbourhood. However, that doesn't address the issue of parking at nearby parks, including Green Park, where parking cannot be restricted in the same way.

**Summary of Concerns**

To summarize, there was a complete lack of notification and consultation regarding the Banff Trail Station ARP. That has been followed by an extremely rushed notification and consultation process for the current land redesignation approval, and associated development permit. I have many concerns about this proposed development, including:

- the extreme height, which is close to three times higher than anything in the community (indeed, anything currently in the Northwest outside of the downtown);
- the lack of staged heights that are seen in the planning process in other communities like Brentwood; and,
- the massive relaxations requested for parking.

I ask that City Council deny this Land Use Redesignation application. I also ask that City staff re-evaluate or amend the previous ARP to reflect appropriate consideration of the proximity of Briar Hill in relation to this or any further requests for development.

Sincerely,

Denny Kwan

1411 22A Street NW  
Calgary, AB T2N2N7

c.c. (via emails below) – Mayor Naheed Nenshi, Ward Sutherland (Ward 1), Joe Magliocca (Ward 2), Jim Stevenson (Ward 3), Sean Chu (Ward 4), Ray Jones (Ward 5), Richard Pootmans (Ward 6), Druh Farrell (Ward 7), Evan Wooley (Ward 8), Gian-Carlo Cara (Ward 9), Andre Chabot (Ward 10), Brian Pincott (Ward 11), Shane Keating (Ward 12), Diane Colley-Urquart (Ward 13), Peter Demong (Ward 14)

**Albrecht, Linda**

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**From:** Kellie Johnston <kelliejohnston@shaw.ca>  
**Sent:** Thursday, July 20, 2017 9:34 AM  
**To:** City Clerk  
**Cc:** Office of the Mayor; Commn. & Research Analyst Ward 1; Commn. & Community Liaison - Ward 2; Commn. & Community Liaison - Ward 3; Commn. & Community Liaison - Ward 4; Commn. & Community Liaison - Ward 5; Commn. & Community Liaison - Ward 6; Ward 7 Contact; Constituent Assistant Ward 8; Community Liaison – Ward 9; Commn. & Community Liaison - Ward 10; Constituent Liaison - Ward 11; Commn. & Community Liaison - Ward 12; Communications Liaison - Ward 13; Commn. & Community Liaison - Ward 14  
**Subject:** Re: Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda  
**Attachments:** Kellie Johnston Letter re Land Use Redesignation.docx

Apologies as I neglected to include my mailing address in the letter. Please see attached updated letter.

Regards,  
Kellie Johnston

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**From:** "Kellie Johnston" <kelliejohnston@shaw.ca>  
**To:** "cityclerk" <cityclerk@calgary.ca>  
**Cc:** "themayor" <themayor@calgary.ca>, "ward01" <ward01@calgary.ca>, "ward02" <ward02@calgary.ca>, "ward03" <ward03@calgary.ca>, "ward04" <ward04@calgary.ca>, "ward05" <ward05@calgary.ca>, "ward06" <ward06@calgary.ca>, "ward07" <ward07@calgary.ca>, "ward08" <ward08@calgary.ca>, "ward09" <ward09@calgary.ca>, "ward10" <ward10@calgary.ca>, "ward11" <ward11@calgary.ca>, "ward12" <ward12@calgary.ca>, "ward13" <ward13@calgary.ca>, "ward14" <ward14@calgary.ca>  
**Sent:** Thursday, July 20, 2017 9:21:46 AM  
**Subject:** Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda

Please see attached my letter regarding Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda.

Regards,  
Kellie Johnston

RECEIVED  
2017 JUL 20 AM 9:47  
THE CITY OF CALGARY  
CITY CLERKS

RECEIVED

2017 JUL 20 AM 9:47 July 20, 2017

THE CITY OF CALGARY  
CITY CLERK'S

City Clerk's Office  
Mail Code #8007  
P.O. Box 2100, Station M  
Calgary AB Canada T2P 2M5  
Via email – [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Application for Land Use Amendment 266D2017 – LOC 2016-0197 – July 31, 2017 Council Meeting Agenda**

To whom it may concern:

My name is Kellie Johnston and I am a resident in Briar Hill.

I would like to submit a statement of concern regarding the above captioned land use amendment, which will allow a 90 metre building to be constructed adjacent to Briar Hill. While I have many concerns regarding these applications, I will focus on the three outlined below.

- 1) The complete lack of notification and consultation with my community regarding the Banff Trail Station Area Redevelopment Plan (the "ARP"), which was approved in 2011.
- 2) Concerns regarding notification and consultation for LOC 2016-0197 as well as another recent Land Redesignation in Motel Village adjacent to Briar Hill (LOC 2013-0067), where no notice was provided, including to individuals who live directly across the street.
- 3) The extreme height of the structures that will be permitted under this Land Use Redesignation, which will be located directly adjacent to residential homes, and will be close to three times higher than any other structures in the area. In addition, an extreme lack of parking space.

**Lack of Notification / Consultation with Briar Hill Community Regarding the Banff Trail Station ARP**

I first learned of this application for a land redesignation and associated development permit in early April of 2017, when a neighbour advised me that our Community Association had been advised about an application for a 30 (now 28) storey building in Motel Village, directly across the street from our community. I live close to the sound wall between Briar Hill and 16<sup>th</sup> Avenue, and was therefore very concerned about these applications and the extremely short timelines that were made available for Briar Hill comments.

I was astonished to learn that, in 2011, the City approved an ARP for the Banff Trail Station that contemplated multiple 30 storey buildings directly across from Briar Hill. I have lived in Briar Hill since 2008, and had never heard of any such plans for Motel Village. I took steps to notify the Briar Hill community regarding the above-captioned applications. Recognizing the extremely tight timelines, that required delivering information and knocking on hundreds of doors in the community.

In the course of that door knocking, I did not encounter a single person who was aware of the 2011 Banff Trail ARP, and the fact that it contemplates the approval of 30 storey buildings in Motel Village. I have spoken with many people who live close to or directly adjacent to the sound wall, and they do not recall receiving any notice of the ARP process. Many of those I spoke to would have been very attentive and responsive to any notice regarding that ARP. Had I received such notice in my mailbox, I would have taken active steps to learn about what was being proposed, and would have challenged the current iteration of the ARP.

While we have been advised by the City that there were many thousands of notices delivered regarding the 2011 ARP, it is my understanding that the City kept no record of postal code drops. Given the fact that I haven't encountered anyone who was aware of the 2011 ARP, I question whether those postal code drops included Briar Hill.

It is my understanding that both the Community Association in Banff Trail, as well as its local residents, were actively consulted regarding the Banff Trail Station ARP. The results of the active consultation with Banff Trail, and what I can only assume was a lack of notification and consultation with Briar Hill residents, is clearly illustrated by what was ultimately approved as seen in Figures 33 and 34 below from the ARP. Lower heights and densities are next to the C-Train line, which borders Banff Trail where there was active consultation. Density then increases and reaches its peak as far as possible from Banff Trail, immediately adjacent to Briar Hill.

FIGURE 33 - BANFF TRAIL STATION AREA GFA 350,000 sq.m (NORTH VIEW)

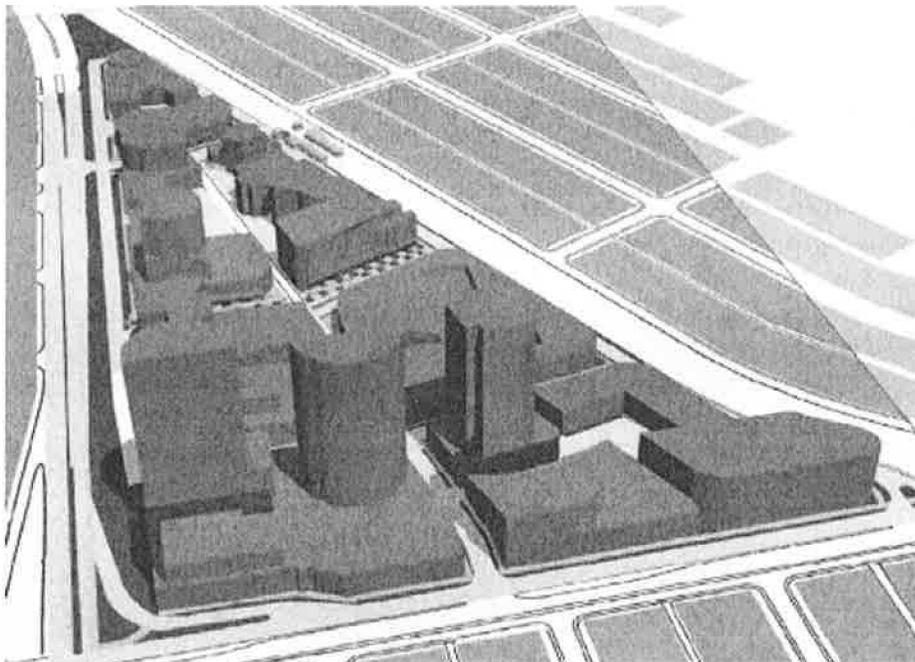
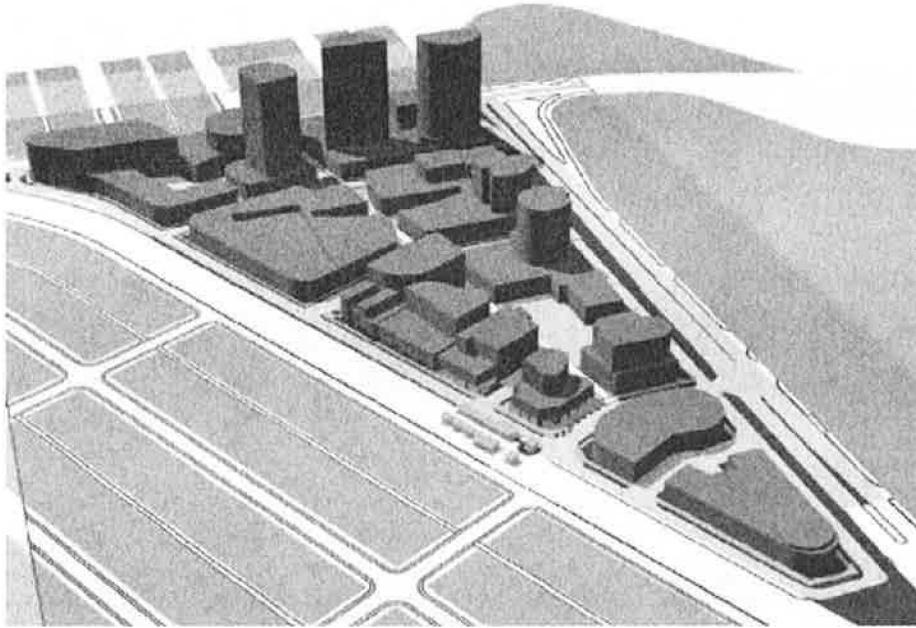


FIGURE 34 - BANFF TRAIL STATION AREA GFA 350,000 sq.m (SOUTH VIEW)



Source: Banff Trail Station Area Redevelopment Plan, PDF Page 84

If there had been active consultation with the Briar Hill Community regarding the ARP, it is unlikely that the final ARP would have looked the same. Buildings directly across from Briar Hill would not be close to three times higher than anything in the local area. Insofar as there were such tall buildings contemplated, there would have been more staged heights between a low-level residential community like Briar Hill and the tallest buildings in the development. A similar ARP in Brentwood highlighted this staged approach as a key part of the planning process for buildings in areas bordering single family homes. I expect that with proper consultation with Briar Hill, City planners would have heard that high-rise buildings should be located across from Crowchild Trail, facing McMahon Stadium, and appropriately set back from 16<sup>th</sup> Avenue to provide a gradual increase in density and height similar to the consideration provided to Banff Trail and Brentwood residents.

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Calgary, AB T2N2N7

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