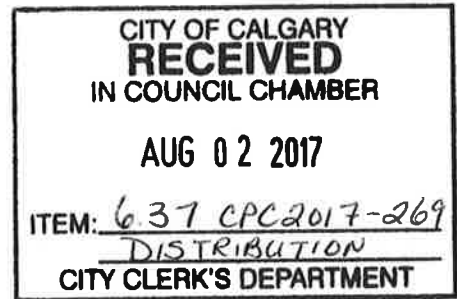


CHRISTOPHER DAVIS  
c/o 315A – 39<sup>th</sup> Avenue SE  
CALGARY, AB T2G 1X5



August 1, 2017

Calgary City Council  
Historic City Hall / Council Chambers  
800 Macleod Trail South  
Calgary, AB

[DELIVERED – 36 copies]

Dear Mayor Nenshi and Members of City Council:

**PUBLIC HEARING – JULY 31, AUGUST 1 & 2, 2017**  
**ITEM 6.37 – SOUTH CALGARY (44P2017 and 270D2017)**

I have been involved with this matter since February, 2017. I have met with numerous local residents and, most recently, with the Applicant's representatives (planning consultant David White and owner's rep Joel Tiedemann). I have reviewed the Administration's report, the recommendations of the CPC and the community response letters. I have seen the Applicant's latest 4-storey proposal and I have reviewed parking; laneway access; adjacent MC-G developments to the west on 33<sup>rd</sup>; and the Municipal Development Plan (MDP). I am aware that these applications involve amendments to the local statutory plan that shift land use from "residential conservation" to one of the new Main Street land uses.

The Applicant suggests that this application is NOT premature – that it conforms to the high level MDP principles about neighbourhood corridors, etc. (see "Neighbourhood Main Street" designation on the attached excerpt from Map 1 "Urban Structure" of the MDP).

The "main streets" label was only brought into the MDP recently, when "neighbourhood corridors" were rebranded as "neighbourhood main streets".<sup>1</sup>

Main Streets are defined as "linear" activity centres. It is important to note the wording in the MDP, particularly in section 3.4.1 "General Main Street policies" (Land Use policies):

*b. The highest densities and tallest buildings on the Main Street should be concentrated into "nodes" that occur at the intersections of the Main Street with other major transit streets or any Future Comprehensive Plan Area identified through a local area planning process. Between the nodes and any Future Comprehensive Plan Area, lower scales of commercial, residential and mixed-use development are appropriate. (emphasis added)*

The Sarina site certainly falls into the "lower scale" residential / mixed-use category, given its location on 33<sup>rd</sup> Avenue.

Additionally, in the same section...

*h. Appropriate transition of building scale between developments in the Main Street and adjacent areas should be provided. These transitions should be sensitive to the scale, form and character of the surrounding buildings and uses. (emphasis added)*

Additional MDP "public realm policies" for "Main Streets" that apply to the current situation include 3.4.1 (q) and (r):

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<sup>1</sup> Amending Bylaw 19P2017, passed 2017 April 10 & 11. See section 3.4 of the MDP.

CHRISTOPHER DAVIS  
c/o 315A – 39<sup>th</sup> Avenue SE  
CALGARY, AB T2G 1X5

q. Create a human-scale environment along the Main Street by generally encouraging a maximum of a 1:1 building height to right-of-way width ratio. Additional height should be considered through a Local Area Plan.<sup>2</sup>

r. For Main Streets that run east-west, building heights should be designed to allow solar penetration through the block and reduce shadows cast onto public sidewalks on the north side of the street. Where practical, encourage taller buildings to locate on the north side of the Main Street. (emphasis added)

It is clear that "corridors" are now called "main streets" in the MDP. However, the local application of the "main streets" policy to 33<sup>rd</sup> Avenue SW has yet to be completed. It seems contrary to the spirit and intent of City's "main streets" plans and Engage! policies<sup>3</sup> to roll out a very prescriptive land use amendment in advance of the proposed 33<sup>rd</sup> Avenue Main Street land use program.<sup>4</sup> The approval of this application, with its proposed MU-1 Main Street land use may predetermine the final outcome for the implementation of a 33<sup>rd</sup> Avenue "main street" and diminish the value of any remaining community engagement(s) for Main Street 33<sup>rd</sup> Avenue SW.

Despite the attempts of the Applicant and its consultants to amend the proposal by scaling it back to a 15 metre maximum height, my own view, unfortunately, is to NOT support the current application as:

- A clearly deficient engagement process with the neighbours and South Calgary / Marda Loop community
- It imposes a planning form (e.g. MU-1) that anticipates Main Street approvals which have not yet been fully completed
- in not fully recognizing the direction provided in the MDP "Main Streets" Land Use section (subsections b and h, above)

Sincerely,



Chris Davis  
Candidate Ward 8

<sup>2</sup> This ratio was amended from 1:2 building height to right-of-way ratio on April 11, 2017.

<sup>3</sup> The Main Streets policy page suggests that multiple – at least 5 - public engagements occurred prior to rolling out any localized land use Main Streets amendments.

<sup>4</sup> The timing for the 33<sup>rd</sup> Avenue SW "main streets" land use initiative is not currently identified on the City's Main Streets policy / rezoning page. <http://www.calgary.ca/PDA/pd/Pages/Main-Streets/yyc-Main-Streets/Y-Main-street-land-use-and-policy-changes.aspx>