



Dalhousie Community Association

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Councillor Druh Farrell
Ward 7 Councillor
City of Calgary

Jeff Cheverie
President & CEO
Birchwood Properties

May 2nd, 2017

Dear Councillor Farrell & Mr. Cheverie,

Re: LOC2016-0257 – Birchwood Redesignation Application for “The Dells”

We would first like to express our appreciation for the Dalhousie community engagement and planning sessions conducted by the City. The first session held on April 25th, 2017 was well attended by approximately 120 residents. Given the relatively short notice period, we believe this participation is reflective of a strong desire by the community to have a plan to guide all future developments in our community, including the above referenced Birchwood application, the “Co-op” application and the “Intercare” application.

We would also like to re-iterate that as a community association we see opportunity and benefit to redevelopment within our community in order continue to attract people and amenities to Dalhousie. It is also important however that the significant anticipated future development within Dalhousie be guided by the holistic master plan that we hope comes from these community engagement sessions.

We look forward to the second session which is scheduled to be held on May 15th, 2017 and to participating in subsequent dialogue with both the city and private developers on future directions and projects. It's clear to us that Dalhousie citizens want the community to benefit from potential development although we don't feel the work is complete on determining what those benefits could look like.

In addition to several issues identified by community members, some of which were articulated in our letter of December 2016, we'd like to point out that with respect to the Birchwood application the FAR that is proposed would seem to indicate a square footage for many apartments in the 600 – 700 square foot range. This is in no way contextual with the surrounding community (including the Groves of Varsity directly across Crowchild Trail) and is quite worrisome in light of the comments from community residents that were heard by City of Calgary representatives on April 25th, sentiments that we continue to hear.

It is our understanding that the above referenced application is scheduled to be considered by City Council on May 8th, 2017. Given the ongoing engagement sessions and the expected result of a development plan for the community, we would respectfully request of both of you that the hearing at council be rescheduled to a later date when the engagement and dialogue sessions are complete and an opportunity for further constructive dialogue on this project has been completed. Because the City of Calgary's own planning process is already underway and is expected to be complete in short order, it would seem logical to complete it before significant projects, like Birchwood's, are considered for approval.

Respectfully submitted,

Planning & Development Committee, Dalhousie Community Association

