

ST. ANDREWS HEIGHTS COMMUNITY ASSOCIATION

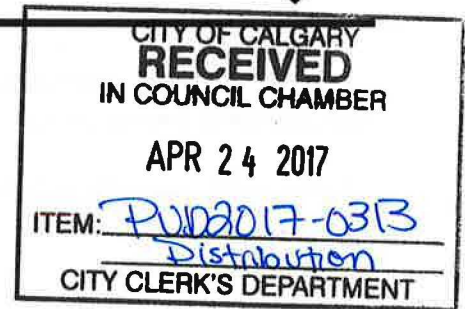
2504 13 Ave. N.W., Calgary, AB. T2N 1L8



April 22, 2017

To: Councillor Druh Farrell

Re: PUD2017-0313 Contextual Development Monitoring Report



The St Andrews Heights Community Association (SAHCA) is submitting this letter in support of the SSADC (South Shaganappi Area Development Council) letter dated April 21, 2017, regarding PUD2017-0313 – Monitoring Report on Contextual Single and semi-Detached Dwellings.

St Andrews Heights feels that the contextual rules do not work well for our community and, judging from the amount of negative comments I heard from many other communities that attended the information sessions hosted by FCC, these rules are not working well for other communities. A number of communities indicated to City representatives at these sessions that they wanted changes to the LUB regarding contextual development. The LUB needs to be more applicable to established, older communities and we are finding that the bylaws, as they are written now, are not resulting in development that is in context to the established communities. The process is also failing in keeping our community informed in a timely manner on what contextual developments are approved in the community. We often do not get a copy of the approved plans and we are only aware of a development when a neighbour contacts us to ask what is happening when the existing house is removed.

St Andrews Heights feels that our concerns and comments, along with those from many other communities, are not being heard by City representatives. We never agreed with the City that the current process is working well for communities and we will not support that conclusion. We disagree that there is the right balance that allows for speed of application while being sensitive to the unique context of the community. In fact we stated on numerous occasions that we feel this process is not sensitive to the established communities. We also disagree that the majority of development concerns raised by the communities are actually regarding discretionary development. Our concerns have always been with regards to the size, massing, height and set back of homes allowed under contextual rules, resulting in homes completely out of context with what is around them. I have included a separate attachment showing examples of contextual approvals in SAH that do not respect the context of what is around them. In all three cases the community did not receive notification from the City of these approvals since these approvals are mailed to my personal home address and two of these examples are my immediate neighbours.

I am requesting that Council support the four recommendations put forward by the SSADC with regards to the monitoring report to address issues with in-fill development in general. The SAHCA would like to see changes to the land use bylaws to make the contextual rules more

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contextual to the distinguishing characteristics of the various communities in which the developments are occurring.

Thank you for supporting St Andrews Heights in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Liz Murray', is written over a faint rectangular stamp that contains the text 'CITY OF CALGARY' and 'DEPARTMENT OF PLANNING'.

Liz Murray
St Andrews Heights Community Association