



**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Bruce
Last name (required)	Williams
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Mayfair Bylaw 54D2021
Date of meeting	Apr 12, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	see attached comments

Office of the City Clerk  
The City of Calgary  
Delivered through: [WWW.calgary.ca/publicsubmissions](http://WWW.calgary.ca/publicsubmissions)

Dear Madam/Sir,

**RE: Land use redesignation for 6507 Elbow Drive SW (Bylaw 54D2021)**

I am writing to you, on behalf of the Mayfair Bel-Aire Community Association (MBCA), regarding the proposed expansion in the DC permitted and discretionary land use for the property at 6507 Elbow Drive SW.

I am a Director (Traffic) with the MBCA, and we have had several meetings with City officials, the owner/applicant and his consultants and community residents to discuss the project and the need for the proposed land use redesignation. Unfortunately, these meetings took place after the initial development permit was issued by the City and after a significant amount of construction took place. **As stated in these meetings, we do have concerns about the parking and traffic safety impacts on the adjacent residents as well as on the major intersection of Elbow Drive and Glenmore Trail.** We understand that the business in question will be a public optical clinic which will attract additional traffic. The property owner has two parking spaces with the property both located in the back lane. In order to mitigate some of the parking impact, the owner has negotiated a parking arrangement for employees with a local church, within walking distance, which has available space during the week.

During the meetings that preceded the construction of the facility, City officials assured us that they are not concerned with traffic or pedestrian safety with the location, but we have not received any written support for that verbal view. We trust that the appropriate city officials have been made aware of our serious concerns.

Depending on the amount of additional traffic, I expect we will be asking the City to look at the feasibility of a left turn signal for traffic heading north on Elbow Drive and turning west on Malibou Rd SW. The signal light equipment is already there but additional connectivity for a turning lane would be required. Further signage will be required to direct southbound traffic on Elbow Drive for east and west directions onto Glenmore Trail since the current sign is hidden by this new building with additional signage required for traffic exiting the lane behind the building directly onto Elbow Drive as this is an area of high collision and crossing three lanes of traffic to head east on Glenmore Trail could be challenging for competent drivers especially at rush hours. The only other option is for drivers parked in the back lane to follow the back lane to Malibou Rd and then proceed up Malibou to the traffic lights at Elbow, quite a distance through Mayfair. Our community has indicated to City officials these concerns as well as the need for a full traffic safety assessment to avoid accidents.

Our community is still perplexed about the City's decision to sell this exceedingly small lot for commercial development without the prior assessment of impacts on the community on parking and on pedestrian and traffic safety. Further, we are not sure if the cost of connecting this small unserved strip of land to utility services was included in the assessment of the total valuation of the sale since it was sold as a fully serviced parcel. While the property faces Elbow Drive and therefore has particularly good visibility from that road, the small size presents any developer with real issues in attracting interest in the property as witnessed by the number of months the location was advertised for lease before the

owner decided to locate his own business at the site. Parking for clients will be on residential streets which will always negatively impact residents, but this issue did not appear to be considered when the City issued its first development permit in about May 2020 based upon the then existing DC land zone classification. That DC classification limited the property use to only a few permitted uses, but this redesignation expands that list considerably. This expansion of permitted and discretionary uses should have been part of the first development permit consideration, not after the building is almost completed. The owners and their consultants have agreed to move the following permitted uses to the discretionary classification: Convenience food service, Retail and consumer service and takeout food service.

**In summary given the proposed use of the property as an optical clinic The Community Association does not oppose this proposed redesignation and accompanying agreed expansion of permitted and discretionary uses for the property as the building is almost completed.** However, MBCA must advise the City that if future traffic, parking or pedestrian safety issues become apparent, we will have to return to the City to resolve these important issues in a timely manner.

yours truly,

Bruce Williams  
183 Malibou Rd SW  
Calgary AB T2V1X5

---

On behalf of MBCA