

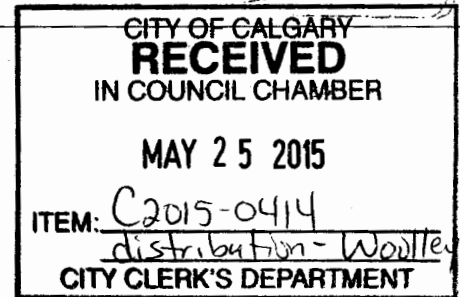
Cliff Bungalow-Mission Community Association

462, 1811 4th Street SW

Calgary Alberta, T2S 1W2

Community Hall & Office Located at 2201 Cliff Street SW

www.cliffbungalowmission.ca



May 13, 2015

Dear Councillor Woolley,

Re: LOC2012-0025

We appreciate the opportunity to present our perspectives on application LOC2012-0025 in preparation for the May 25 Council meeting.

The Cliff Bungalow – Mission Community Association has spent considerable volunteer time and effort on this proposal including hosting a special community workshop on February 18, 2015. The report resulting from that community consultation is attached. We also met with the applicant on April 16, 2015. While we appreciated the opportunity for dialogue, we did not hear anything that would benefit the community as a whole. Thus we remain opposed to application LOC2012-0025, for a number of reasons including:

- Consistent with imagineCALGARY and the Municipal Development Plan (MDP), the CBMCA recognizes that community engagement is the cornerstone of good planning. With this in mind we organized a stakeholder engagement workshop on density bonusing on the evening of February 18, 2015. The workshop was attended by approximately 65 people. A vast majority of community residents (82%) expressed their objection to land use change LOC2012-0025 and the introduction of a density bonusing scheme for our neighbourhood. The results of the stakeholder engagement workshop are attached to this letter to help Council make informed decisions with the community's perspective in mind.
- The application is in direct conflict with the objectives, policy and intent of the Mission Area Redevelopment Plan (ARP). The Mission ARP is the result of a seven year process, hundreds of hours of work and thousands of hours of volunteer capital and was developed with the intent of accommodating inevitable growth while retaining the essential character and liveability of our community. Density at build out under current ARP and zoning would make Mission one of the highest density neighbourhoods in the city.
- The Calgary Planning Commission recommends Council to ABANDON the proposed bylaw to amend the Mission ARP. The Commission notes that the proposed amendment does not represent complementary infill and refers to many redevelopment opportunities within the area that aren't seized yet.
- At an average density of 8,945 people/km², Cliff Bungalow-Mission already is Calgary's fourth most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example, China Town at 8,274 people/km² and Beltline at 8,999 people/km²). Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a 'sense of place' and cultural context. The introduction of tall buildings by no means reconciles with these attributes and is likely to compromise the unique character of the community.
- We are the only community in The City of Calgary's (The City's) Main Streets program that is exceeding density targets for both employment and residents.

If application LOC2012-0025 – notwithstanding opposition from the Cliff Bungalow – Mission Community Association, the majority of residents, City of Calgary Administration and the Calgary Planning Commission – were to be approved, we urge Council to:

- Develop a density bonusing vehicle – within a reasonable timeframe – in order to effectively address similar applications that may be filed moving forward. This request is consistent with Council’s direction to Administration (per 2014 February 10):

“Meet with the Community Association and applicant by 2014 April 25 to review a possible density incentive system and resulting contribution. Administration will further identify and discuss with the applicant and Community Association possible density incentive implementation tools”.

We note that we have not seen a proposal for “a possible density incentive system” or “possible density incentive implementation tools” from Administration yet, and would like to encourage Administration to:

- Actively engage the Cliff Bungalow – Mission Community Association in developing a density bonusing vehicle. We very much believe in a proactive, collaborative and positive approach towards developing planning tools. We therefore appreciate engagement throughout the process, rather than having to respond to a proposed tool in retrospect. Also, community engagement from start to finish allows for critical input from community residents and enables community buy-in for a concept that currently faces significant opposition.

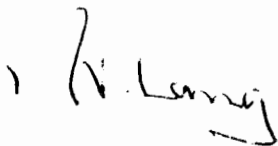
We understand that the applicant trying to negotiate with The City for a valuation less than the amount assessed in the ‘Coriolis report’. We do not believe there is any basis for accepting an evaluation less than the amount calculated by The City’s own consultant (Coriolis). Short-term market fluctuations are not valid consideration for planning decisions that will last a lifetime.

Finally, we are aware that some councillors have argued that increased density should be situated around corridors or mainstreets. It is disingenuous to consider 25 Avenue SW as either a corridor or a mainstreet. The City’s own traffic studies and Main Streets program confirms this fact.

We would be very willing to facilitate further communication with our Board and Council concerning this matter. Please do not hesitate to contact us if you have any questions or comments.

Thank you for your consideration.

Sincerely,



R. V. (Bob) Lang
President



Sander Jansen
Planning & Development Director

Attachment: Density Bonusing Citizen Engagement Workshop “What We Heard”