



Re : Osteria Site Redevelopment-Proposed BYLAWS 12P2105 and 50D2015 2015 (Hillhurst)

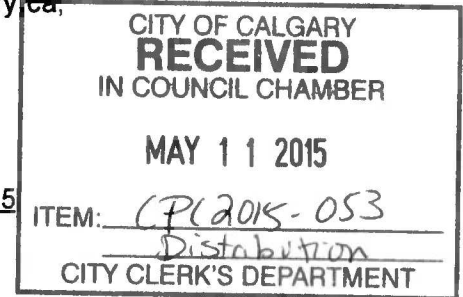
1 message

Lorna <lorna.jake@shaw.ca>

6 May 2015 at 20:19

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Cc: Lisa Chong <hscaplanning@gmail.com>



Re : Osteria Site Redevelopment-Proposed BYLAWS 12P2105 and 50D2015 2015

Hello - I will be out of town and unable to attend the May 11th Council meeting in person however wanted to ensure my concerns with the proposed Bylaw Amendment are added to the concerns raised by the HSCA and other residents in my community.

My main objections to this application are:

- **Lack of adherence to the intent of the HS ARP/TOD with respect to height, FAR and context:** approximately 6 years ago the ARP was passed after extensive and mostly positive engagement with the community. I myself was involved and encouraged my neighbours to take time to be part of the process with the assurance that their time and input would hopefully result in a useful strategic document which would provide our community with a comprehensive plan to sensitively increase density in our neighborhood while working to respect the existing heritage, character and walkability of our neighborhood. I do believe that sensitive development in keeping with the ARP/TOD will improve our neighborhood and the City as a whole however in this case, a further increase to height and/or density are NOT required to meet ARP objectives and would be perceived as a unilateral change to the spirit of the ARP and would set an unwelcome precedent. I'm sure you can appreciate that the time spent by volunteers on the HSCA as well as community residents in ensuring that the vision of our ARP/TOD is adhered to (which should be a given and enforced by City Planning) would be better spent on other matters.
- **Existing opposition from the HSCA, Calgary Planning Commission and City Planning Department –** City council has an opportunity to support the time, effort and expertise provided by these committees and upholds their respective decisions.
- **Inequity of Public plaza offering in exchange for increased height/density:** it would appear from the independent consultant's study (Coriolis) that the Public plaza offered by the Applicant in exchange for increased height and FAR falls short of what would be considered 'fair' by 850k-980k. Other concerns with the plaza include long term use and maintenance. We have seen this happen in our community previously – one example that

comes to mind is the Safeway development which initially promised to host public art as well as affordable housing (NE corner). Neither were enforced – eg. The ‘art’ disappeared more than 5 years ago and attempts to contact Safeway to reinstall the art were ignored.

- **Traffic and pedestrian issues:** my walk to/from work each day includes passing the corner of Kensington Road and 10th Street, currently the amount of traffic on the narrow streets is a concern and I have to be especially vigilant when crossing. Ignoring the existing ARP/TOD and allowing greater height/density in this corner does not allow for an appropriate scale for the walking/bicycling community and would add to pedestrian safety concerns. The ARP/TOD was put in place assuming that the proposed guidelines would be adhered to and not exceeded. Forecasting models used to determine whether the existing infrastructure could accommodate increased density did not, I assume, include increases beyond ARP/TOD proposed guidelines. Given the overwhelming pace of development in our community and relative newness of the ARP/TOD, to go outside of these boundaries, sets a dangerous precedent.

To summarize – please note that there was considerable consultation and collaboration involved in developing our Community’s ARP/TOD and it, along with decisions made by both the City Planning Department and the Calgary Planning Commission should be adhered to by City Council. Ignoring concerns logged by the HSCA and residents of HS in my opinion will be perceived as lack of collaboration and transparency with current planning processes.

regards

Lorna Cordeiro

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