

Albrecht, Linda

From: Darlene Feil [dmfeil@shaw.ca]
Sent: Tuesday, March 31, 2015 10:27 PM
To: Albrecht, Linda
Subject: Re: LOC 2013-0107, Land Use Amendment Varsity
Attachments: March 31 Land Use Amendment Varsity LOC 2013-0107 Groves of Varsity.doc

Dear City Clerk,

I just realized that I had sent the wrong letter. Attached is the correct letter.
My apology for the inconvenience.

I can be reached at 403-247-1151 if further information is required.

Thank you kindly,

Darlene Feil

RECEIVED
2015 APR -1 AM 9:00
THE CITY OF CALGARY
CITY CLERK'S



March 31, 2015

Stuart Gripton, Senior Planner
Local Area Planning & Implementation
The City of Calgary

RE: LOC 2013-0107
Land Use Amendment Varsity (Ward 1)
Varsity Estates Drive and Crowchild Trail NW

Dear Stuart,

Thank you for sending the Land Use Re-designation Application as noted to the Varsity Community Association for comments. Upon review of the ADMINISTRATION REPORT TO CALGARY PLANNING COMMISSION 2015 February 12, we note the following:

LAND USE DISTRICTS

The Applicant met with the Varsity Civic Affairs Committee in 2014 to discuss their client's request to add Medical Clinic and Memory Care as uses in the Groves of Varsity development. Given that there is no definition for Memory Care in the current Land Use Bylaw 1P2007, Residential Care seemed to be the closest definition that might encompass Memory Care as a use in the Assisted Living building which is identified on the site plan as Building 5. This building has yet to be constructed.

The Varsity Community Association supports Residential Care as a Discretionary Use in Building 5 and we were pleased that Addiction Treatment has been excluded from the list of Discretionary uses pertaining to M-H2 Residential District.

The Varsity Community Association, however, **does not support** the addition of Medical Clinic as a use within the M-H2 district uses. The Applicant's rationale for requesting Medical Clinic as a use is that in their opinion it will allow compatible uses on the site. While it may have some merit, this use also has the potential to further negatively impact the parking problem that currently exists along Varsity Estates Drive NW. Given that 53 Street NW which is directly south of the subject property has no parking anytime due to the fact that there are City of Calgary dedicated bike lanes in both directions as well as restricted parking along 53 Ave NW we totally envision a parking problem if Medical Clinic is approved. Although this site is within the 600 metre radius of the Dalhousie LRT Station it will not have any real affect in reducing the parking problem as most people will choose not to use the LRT if they are seeking medical attention.

In closing, the Varsity Community Association Board of Directors and the Varsity Civic Affairs Committee are not supportive of Medical Clinic as a use on this site.

We respectfully request that members of City Council will consider the reasons for our objections to Medical Clinic as a use on this site and in turn will not support this piece of the Land Use re-designation.

Thank you kindly for your time and attention.

Yours truly,

A handwritten signature in cursive script that reads "Darlene Feil". The ink is dark and the signature is fluid, with a large loop at the end of the last name.

Darlene Feil
Chair, Varsity Civic Affairs Committee
Director Civic Affairs
Varsity Community Association

cc: Councillor Ward Sutherland
Tracy Bealing Norr Architects.

Albrecht, Linda

From: Fred Pynn [fepynn@shaw.ca]
Sent: Wednesday, April 01, 2015 7:37 PM
To: Albrecht, Linda
Subject: File # LOC2013-0107- Groves of Varsity
Attachments: April 1, 2015 letter to council.docx

Dear City Clerk:

I am submitting the attached letter for inclusion in the Report to Council Package relating to the above captioned file number which is scheduled for the Public Hearing to be held on April 13, 2015 at 9:30am.

Would you please confirm your receipt by return e-mail

Thank you very much for including my submission.

Yours very truly,

Cheryl Pynn

RECEIVED
2015 APR -2 AM 7:57
THE CITY OF CALGARY
CITY CLERKS

309 Varsity Estates Bay NW
Calgary, Alberta
T3B 2W6
April 1, 2015

RECEIVED
2015 APR -2 AM 7:57
THE CITY OF CALGARY
CITY CLERK'S

Calgary City Council
City Clerk
City of Calgary (#8007)
cityclerk@calgary.ca

Re: File # LOC2013-0107 – Groves of Varsity

Dear Mayor Nenshi, and Members of City Council:

The above captioned Land Use Redesignation is being presented to City Council on April 13, 2015. Presently this site is designated solely for assisted living apartment building and multi-dwelling residential apartment buildings, resulting from a land use redesignation which was finalized in March 2011. Now the developer is trying to have commercial retail and medical clinic uses included which are inappropriate for this site. I was the chairperson of the Varsity Land Use Sub Committee which reviewed the application for the original land use redesignation relating to this development (a multi - year process). At that time it was clearly established that including commercial retail and medical clinic uses in the development would be totally inappropriate due to the parking restrictions of the site.

I am increasingly frustrated with the development process since years of work were put in to arriving at an agreement on the original land use amendment , only to have the developer apply to make a changes afterward to fulfill its own agenda . The developer does not appear to be acting in good faith, as the present approved land use is tied to plans. This new application also shows disrespect for our community as well as its members who put so much time and effort in the original application process. I am very disappointed that CPC would even allow another application of this nature be presented to Council.

Unfortunately, I will not be in Calgary for the date of the hearing , however, I wish to remind council of the original reason that retail and medical uses were excluded and should remain so. Please respect our community and do not permit this land use redesignation.

Respectfully,

Cheryl Pynn