

Community Association Response

To: Wonjun Cho, File Manager, Calgary Planning

Jan 19 2023

You have asked that comments on the application LOC 2022-0083 be submitted by July 5th, with additional comments by January 18 2023

I am the Planning Director for the Mayfair Bel-Aire Community Association (MBCA) and have discussed the application with the applicant and the immediate surrounding neighbours. Lynn Donaldson and Associates have been resident in our community for many years and have been good neighbours. They invested considerable funds in renovating a rather derelict older building as their office. Changing the current zoning to DC based on CN-1 uses will expand the type of businesses which can be located in that building from its current restricted list.

As you are aware Council has recently approved an expanded list of permitted and discretionary uses for the adjacent office located to the east of the applicant's building. The applicant wants to have the same variety of uses approved for their building. Moving more uses to discretionary from even what is now considered will relieve some of the traffic and safety concerns as discretionary uses must be reviewed for such issues while we understand that permitted uses are approved automatically and do not have to undertake traffic and safety reviews.

As the applicant's building is up for sale, we can understand broadening the variety of permitted and discretionary uses for the building could help attract a qualified buyer. As you can also appreciate the office is located very near to the Malibou Rd SW and Elbow Drive intersection and related traffic can occasionally add congestion to that intersection. If additional parking is required for clients of the business, then the traffic flow at the intersection will be further negatively impacted. As you are aware a new owner has purchased the building and does not have a high traffic load which is positive

Residents impacted by the change in uses are concerned that depending on future occupants of the building, traffic could increase with impacts on parking in the community and safety of pedestrians. In addition, traffic could increase on the unpaved back lane which does only permit limited exit and entrance onto Elbow Drive.

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We are aware that there have been accidents at the Malibou Elbow Drive intersection as drivers must cross southbound traffic which can be heavy to access Mayfair. We are concerned about the dangers to our residents of crossing this intersection, and locating a more active business at 6503 Elbow Drive will only increase this hazard. We have asked for a turn signal in the past but have been told that the traffic volume does not warrant a turn signal.

We support the request of the applicant but ask that any change in zoning ensure that the community has an opportunity to comment on any new business which purchases or leases the location from a safety, traffic and pedestrian impact perspective.

As you aware Mayfair Bel-Aire is part of Area 8 for the upcoming local area plan (LAP) preparation. We trust that that we will have an opportunity to share our experience with issues of commercial developments impacting their residential neighbours during that process.