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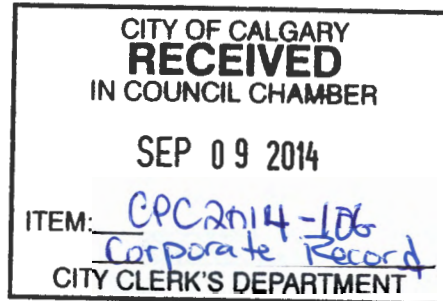
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September 8, 2014

**HAND DELIVERED**

City of Calgary  
Historic City Hall  
800 Macleod Trail SE  
Calgary, AB



File No.: 558621-1TB

Attention: Mayor Naheed Nenshi and Members of City Council

Dear Sirs/Mesdames:

**RE: Public Hearing Item 7.17 - Road Closure and Land Use Amendment  
Hillhurst: Bylaws 11C2014 and 100D2014**

We are helping the Applicants/owner of the property and wish to elaborate upon an issue which has been raised in one of the public submissions, filed with Council in relation to the DC Bylaw. The issue of which we speak, is an objection to the addition of Section 12(4) into the proposed DC Bylaw, which allows the Development Authority, in a proper case, to relax the 20% non-residential ratio set out in Section 12(2) of the Direct Control Bylaw.

The Applicant's intention in asking for this to be included in the DC Bylaw is to allow it to respond to the suggestions made to it to provide residential units with a commercial aspect (i.e. Live Work) on the ground floor on the lane. These suggestions came from the public open house for this project (April 22, 2014), a meeting with the neighbours on May 3, 2014, email correspondence with those neighbours which has been occurring throughout the process, and from the lane workshop meeting of May 24, 2014. In order to implement that suggestion, it may be that the DC Bylaw Section 12(2) requiring 20% non-residential use needs to be relaxed, and accordingly, Section 12(4) of the DC Bylaw necessary to allow the Authority to consider that at DP stage, in a proper case.

This circumstance is unique to this site.

Yours truly,  
**Dentons Canada LLP**

Tim Bardsley  
Partner  
TB/lf