

## CAWard11 - Chris Carlile

**Subject:** FW: LOC2018-0026 - Kingsland - June 11 Council Meeting

**Importance:** High

**From:** Julian Danylchuk

**Sent:** June 4, 2018 1:17 PM

**To:** [ward11@calgary.ca](mailto:ward11@calgary.ca)

**Cc:** [themayor@calgary.ca](mailto:themayor@calgary.ca); [ward.sutherland@calgary.ca](mailto:ward.sutherland@calgary.ca); [jyoti.gondek@calgary.ca](mailto:jyoti.gondek@calgary.ca); [george.chahal@calgary.ca](mailto:george.chahal@calgary.ca); [jeff.davison@calgary.ca](mailto:jeff.davison@calgary.ca); [druh.farrell@calgary.ca](mailto:druh.farrell@calgary.ca); [evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca); [gian-carlo.carra@calgary.ca](mailto:gian-carlo.carra@calgary.ca); [ray.jones@calgary.ca](mailto:ray.jones@calgary.ca); [shane.keating@calgary.ca](mailto:shane.keating@calgary.ca); [diane.colley-urquhart@calgary.ca](mailto:diane.colley-urquhart@calgary.ca); [sean.chu@calgary.ca](mailto:sean.chu@calgary.ca); [joe.magliocca@calgary.ca](mailto:joe.magliocca@calgary.ca); [peter.demong@calgary.ca](mailto:peter.demong@calgary.ca)

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My intention was to send the following comments to the Calgary.ca/development site but unfortunately I missed the electronic cut-off of 12:00 Noon by about 3 minutes. Please advise if you will NOT consider these comments ahead of the scheduled June 11 Council meeting.

I was somewhat hesitant to comment on this application, however one of my prime concerns is that I feel there was somewhat of a flawed engagement regarding this. Of particular concern is that to date I have not received a response to my written questions I presented at the open house on March 14, 2018. Having spoken to a few other people who were there they also have NOT received a response to their written questions/comments.

While I understand that the Land Use Amendment cannot speak to the development design itself it is quite apparent that the Land Use Amendment application is specific to fit the proposed design/development. Therefore I feel it is incumbent to consider the proposed design.

The proposed use of a seniors facility is a noble ideal and in itself appreciated. I feel that this could be accomplished without increasing the current Land Use of M-C1 along with respecting the properties to east and north with more set backs and terracing along the east side of the structure thus mitigating the impact on the current street scape.

The proposed Land Use Amendment with a DC far exceeds the built form of the surrounding adjacent properties and could set a precedent of higher density and ever increasing height. It appears that the MGA and MDP does consider surrounding built form. To the west is a C-C1 strip mall with a maximum height of 10 meters of which no part meets or exceeds it's designated height. Other adjacent properties to the north, south and east are R-C1 which are primarily single story with some side splits. Many have been updated in recent years and sold to new families at the increased updated prices. The maximum height for R-C1 is 8.6 meters and 10 meters when considered contextually.

This proposal appears to not meet the stipulation of the MDP which indicates a development should be 'complimentary to the existing physical patterns and character of the neighbourhood'.

Some good examples of such facilities blending into the community with respect for adjacent properties are the Maison on Elbow Drive at 49th Avenue SW and the Silvera at 5050 50th Avenue SW. The Maison is has a Land Use Designation of M-CG while the Silvera has a Land Use Designation of M-C1.

It is my understanding that some neighbours directly to the east along 7th Street have acquiesced to the current proposal partially because they convinced that this proposal was the only way to clean-up 5 of the current 6 properties which have declined steadily since the current property owner started accumulating the properties about 10 years ago with recurring long grass, noxious weeds and generally unkempt appearance in contrast to the majority of the neighbouring properties. Others felt resigned that there was nothing they could do with a frequent comment of 'It's a done deal'.

In summation if the Developer wants to stay with the current proposed height there are several locations within Kingsland which can support such development without the impact(s) indicated above. In fact the current Developer, whom is a member of the CPC, is also applying for another project at another location with a current C-COR3 designation along Macleod Trail and is being supported more wholly from my understanding.

Yours Truly,

Julian M. Danylchuk  
7507 7th Street SW  
403-585-4537