



## DALHOUSIE COMMUNITY ASSOCIATION

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2018 November 19

Peter Schryvers  
Senior Planner, North Area  
Community Planning  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB, T2P 2M5

**RE: DP2018-1607  
BIRCHWOOD DALHOUSIE DEVELOPMENT – 2018 October 30 Revised Plans**

Dear Peter,

The Dalhousie Community Association Planning & Development Committee has reviewed the noted revised plans and provides the following comments.

- Replacement of the interior plaza surface generator with an at-grade gathering space for public enjoyment is welcome improvement. It also provides unobstructed sight lines across the plaza.

We are profoundly disappointed that this application will not be decided by CPC; we believe that what is before us today is not consistent with some members' comments at Land Use and would have been beneficial to all parties to have CPC as an objective, arms-length approval authority. To date, the majority of significant concerns have not been addressed.

That said, the scale of this mega-project will predictably impact neighboring residents' enjoyment of their properties. As per our letter of 2018 June 22 the DCA again requests that, prior to approval of the DP and/or commencement of any work, the City adds conditions to the DP, the Building Permit or executes an enforceable agreement with Birchwood that provides assurance to the community that ongoing construction management will include:

- Advance notifications regarding commencement of demolition; construction phasing and staging plans for materials and equipment; timing and hours of work;
- Assurance that public accesses adjacent to the site (including sidewalks, pathways and transit/school bus stops) remain open, safe and unimpeded by work on site; and
- Plans for detours be communicated in advance; detours ensure that all travel modes are adequately accommodated.

We look forward to additional conversation regarding a development agreement or something similar that will help Dalhousie achieve a legacy from this project. As always, the DCA is open to continued dialogue with Birchwood through planning and construction.

Sincerely,

  
Neil Pozak, Chair  
Planning & Development Committee  
Dalhousie Community Association

c: Councillor Sean Chu