



THE CITY OF
CALGARY

OFFICE OF THE COUNCILLORS

COUNCILLOR GIAN-CARLO CARRA

2013 December 18

Dear Mr. Allen,

I am writing this letter to you in commiseration for the fact that your project at 90, 94, and 98 Mission Road SW (DP2012-5065) has been appealed to the Subdivision and Development Appeal Board by a local resident. This is especially disappointing for both of us after we respectively worked so hard with the community: on my part to reach broad support for an exciting redevelopment vision and supporting regulatory framework for the area; and, on your part in terms of responding to that vision with an excellent leading development proposal.

As you know well (as not only a developer, but also as a resident of the community), this stretch of Mission Road has been a major interest of mine since being elected in 2010. The Mission Road Main Street Innovation Project was a two-part project:

1. it was an attempt to forge consensus amongst a deeply divided community regarding redevelopment of this particularly dilapidated historic corridor that links Parkhill, Erlton, Rideau-Park, and Roxboro with Mission; and,
2. it was also an attempt to beta-test local area planning in conjunction with the overhaul of our City's approach to planning and development currently underway through NextCITY.

In terms of achieving both of these objectives, the Mission Road Main Street Innovation Project has been extremely successful; we've gone from universal community opposition to moderate intensification prior to the process to 85% community support for significant intensification (as embodied by your mixed-use project); as well, the process has significantly informed NextCITY. But we both know well that the ultimate measure of success will be the ability of the market to deliver neighbourhood-enhancing built form, and a trip to SDAB is always an anxiety-inducing question mark at the end of an arduous permitting process.

I'm thoroughly familiar with your project, I've reviewed the terms of the appeal you're facing, and I'm confident SDAB will uphold the Authority's decision on the grounds that the policy and the bylaw were developed together through an unprecedentedly extensive community consultation and your project conforms to both the letter as well as the intent of both.

Sincerely,

Gian-Carlo Carra
Calgary City Councillor, Ward 9