



Planning Committee
917 Centre Avenue NE Calgary AB T2E0C6
brcacalgary.org

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Circulation Control
Planning, Development & Assessment #8201
The City of Calgary
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cc: Fraser McLeod, File Manager (fraser.mcleod@calgary.ca)
Ali McMillan, BRCA Planning Director (planning@brcacalgary.org)

To Whom It May Concern:

RE: LOC2019-0164 (1018 McDougall Rd NE)

Thank you for the opportunity to comment again with respect to the changes to application for a Land Use Amendment affecting land at 1018 McDougall Rd NE.

This Land Use Application was most recently discussed at a meeting of our Planning Committee convened Jan. 6, 2018. Notice of that meeting was given to neighbours adjacent to the subject parcel through the Condo Boards and previous concerned residents via email. The only people in attendance were Planning Committee members. The applicant attended the meeting to give an overview of the changes to commercial and FAR.

Therefore the comments below regarding the LOC application reflect the feedback BRCA Planning Committee members present at the meeting.

We are supportive of the addition of ACTIVE commercial uses along McDougall Rd NE. This will continue to provide more amenities to our residents in the area and encourage 9th St to be a more prominent draw from the C-Train up to 1st Ave Main Street. Active uses continue to be a priority for us on 9th St – with a strong pedestrian realm, patios spilling out onto the street and activity/ eyes on the street. Restaurant, café, etc are most desirable. We strongly oppose medical uses along this street although around the corner on McDougall Rd there is a bit more flexibility to have a less active use.

We appreciate that the applicant has met the bylaw requirements for commercial parking and are fine with a shared visitor/ commercial parking structure as long as there are sufficient stalls.

With the increase in commercial in the area we would like to see improvements provided to two intersections – McDougall Rd and 9th St NE and McDougall Rd. and 9a St NE. Both of these intersections interface with key parks – Murdoch Park and Riverside Park respectively. We would like to see the road narrowed at these locations and improved crosswalks/ signaling to enhance the pedestrian environment. The speed in front of Bucci Dominion on 9th St is 30km/ hr due to the Murdoch Park playground zone and location of the community hall although people tend to try to speed up the hill. Improvements to this area are critical as we add more people and vehicle traffic.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors
Planning Committee