



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

7 August 2019

Circulation Control
Planning, Development & Assessment #8201
The City of Calgary
PO Box 2100 Station M
Calgary AB T2P2M5

Attn: CPAG.Circ@calgary.ca
cc: Fraser McLeod, File Manager (fraser.mcleod@calgary.ca)
Ali McMillan, BRCA Planning Director (planning@brcacalgary.org)

To Whom It May Concern:

RE: DP2019-3729 (950 McPherson Sq. NE)

Thank you for the opportunity to comment on development permit application DP2019-3729. We usually give notice of the Planning Committee meeting at which DP applications are reviewed to neighbours who are directly affected but, in this case, it is challenging where the surrounding context is entirely condominiumized. We therefore informed the adjacent condo boards and relied upon them to notify their residents. We also encouraged the applicant to have a public open house / public website with the DP information on it due the importance and scale of this project. It is our understanding that JEMM intends to have a public website with up-to-date renderings online soon, which would be great. In any event, only one neighbour attended our most recent August 6 meeting, at which this item was discussed. The applicant had previously attended our Planning Committee meeting before the DP was submitted so they did not attend again. Given all of the foregoing, the comments below reflect the inputs of the Planning Committee members and the neighbour who attended our August 6 meeting:

- A great deal of thought from the Developer has gone into the context in terms of massing, including a structure that reflects the orientation of the Bucci Dominion site the east, and other surrounding building heights, etc.
- Shadowing concerns on the park seem to be generally well-managed.
- The buffering to adjacent sites is excellent. We appreciate especially the townhome interface with Steps and McPherson Square – but would like to see the end unit wrap the corner onto McDougall Rd NE if possible as the Councillor's comments have also suggested.
- The warm brick is reflective of other materials in the Bridges and provides a heavier base to the podium. The lighter upper stories reduce the feeling of weight at the top.
- We appreciate the generally well-considered use of materials – creating a unique “barcode” design and articulation with appropriate balcony placement.

- We feel the materials are high-quality and will present longevity of design and function
- The public plazas offer a great interface with the community at ground level, providing a nuanced transition between public and private space.
- The pathway linking McPherson Square to Murdoch Park provides great access and is nicely landscaped and lit to be welcoming and safe yet respectful of adjacent residences.
- We are happy to gain commercial amenities and assume the parking ratios for these meet Bylaw. The on-street parking proposed has the potential to alleviate some parking issues in the area. We hope this will be and remain publicly-accessible short-term parking. We have concerns about the idea of back-in angled parking and wonder how Park Plus (which relies upon visible rear license plates) could be used if that is the orientation. We also have concerns about how cycling sharrows down 9th street would interface with parking of that sort as bikes are often speeding down the hill to access the bridge over to the River Pathway.
- Residents in the area have flagged issues with short-term-pickup and short-term-drop-off issues (e.g. UPS, Skip the Dishes, Access Calgary, Uber / Taxi, Ambulance, etc). Given trends toward, especially, the increasing prevalence of quick-delivery services, road blockages from “standing vehicles” that lack a dedicated zone (and one located in a practical spot that delivery drivers will actually use) are already a concern in the vicinity. Such concerns will only increase with this development. There seems to be a clear need for designated spaces for these “loading / drop” functions closely proximate to the residential entrances to these condos. We hope this can be considered for the McPherson Square entrance to The Bridge residential lobby and also a stall or two in front of the commercial strip on 9th to serve the broader area?
- Some residents continue to express concern about street parking issues, generally, in the vicinity, and we hope that Calgary Parking Authority will continue to adjust practices in light of this new low-parking-load development. It seems unfair to us that McPherson Place and the Bella Cita condos north of Murdoch Park get on-street parking taken up by residential permits yet Bridgeland Crossings does not have this same perk. We feel all on-street parking should be public and time-limited if not pay parking to address these supply issues.
- Our main design concerns are with the back of the building and concern CPTED principles. We want to minimize hiding spots, or blank, unarticulated walls that would invite graffiti. Since this is the interface to the park could a mural be added?
- Pedestrian-scaled lighting on the pathway connecting McPherson Square and Murdoch Park and along the interface with Murdoch Park on the north side of the site is good and should help with safety concerns and give the site a well-landscaped feel.
- There is still debate ongoing about the tradeoff between angle-parking benefits and the loss of several mature and large trees along 9th Street NE. Some feel that losing the trees is not worth it but others would like to see traffic calming and parking to support the anticipated commercial developments. Both groups agree, however, that designing tree wells for maximum tree health is critical and we oppose restrictive grates that prevent growth / expansion of trunk / roots or that inhibit watering of the tree base.
- We are curious about how waste and recycling will be managed. Does it have to be wheeled out onto the street behind the wall indicated? Obviously, we are interested in these necessary functions being managed as discreetly as possible and not providing means for dumpsters to be accessed by the public.

- Security issues with parkades and front entries are a major issue in this area. It is recommended that added security measures be designed into the building for both lobby access and parkade access where possible.
- Sidewalk widths along 9th Street should be as wide as possible to promote a highly walkable environment.
- We are pleased to see pedestrian crossing enhancements at McPherson Road and 9th Street included with this development. We are working with John Bolger at Roads on this area in general and the community has submitted some design improvement requests so please check in with Wallace Leung and John on this to see where this all can dovetail prior to final design approval.
- We continue to enjoy a strong working relationship with this developer and appreciate their early engagement and openness to dialogue. It has been a rare pleasure to have such an authentic and productive discourse.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors Planning Committee