

Huber, Morgan J.

From: Samnick, Cyrille on behalf of DP Circ
Sent: Wednesday, February 5, 2020 8:46 AM
To: Huber, Morgan J.
Subject: FW: [EXT] DP2018-5576 - CA Comments

From: Development Bankview [mailto:development@bankview.org]
Sent: Tuesday, February 04, 2020 10:52 PM
To: DP Circ <DP.Circ@calgary.ca>
Subject: [EXT] DP2018-5576

Hi,
I am very sorry for the late response to this DP, but here are the community comments for this revision of DP2018-5576:

The project is a massive, monolithic building built to the limits of the zoning envelope. It lacks the variegated roof lines and step-backs of the original Sturges proposal--which were fundamental in community acceptance of the rezoning. The NE corner now presents 8 storeys of exposed structure. The initial concept envisioned 36 family oriented units. The present DP has 84 small, mostly 1 bedroom units, That is a density increase of more than 100%.

The zero setback on 19th Ave obscures the Nimmons House, which has been moved from its position of prominence on the lot. The new development should have a 3m setback from the 19th Ave property line and then have the step-back of upper floors increased to reduce massing and improve view lines to Nimmons.. Similarly, the exposed parkade facade and associated balustrade on 14 ST greatly detract from the entrance to Nimmons House.

The relaxation of already minimal parking requirements (from 81 to 74 stalls) is not acceptable, for a site with no other parking alternatives.

The relaxation of landscaped area and # of trees (particularly conifers) further illustrates that the footprint and mass have been pushed beyond reasonable limits. The project simply must be scaled back in footprint, height, mass and number of units.

The setbacks, massing, materials, retaining wall, and style of the building proposed do nothing to highlight the Nimmons residence and everything to detract from it and hide it from view. This development does nothing to define the entrance to Bankview and dismisses the historic value of the Nimmons property.

Development Committee
Bankview Community Association

