

July 30, 2017

The City of Calgary
Office of the Councillors (8001)
700 Macleod Trail SE
Calgary, AB T2G 2M3

ATTN: Councillor Evan Wooley, Ward 8

RE: LOC2017-0021 - 505 11 Ave. SW – Land-Use Amendment and Road Closure to Accommodate a Comprehensive Mixed-Use Development – Comments for Public Hearing

Dear Councillor Woolley,

We are writing this letter on behalf of the Castello Condominium Corporation (NO. 0812418) located at 530 – 12 Ave. SW, in response to the above-noted land use application. We understand that the application is scheduled to be heard at the July 31, 2017 meeting of Calgary City Council.

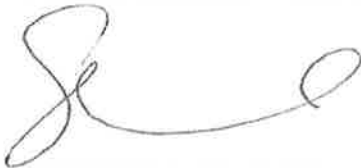
Castello submitted a petition (with 130 signatures = 80% Unit representation) on April 5, 2017 to City Planning & Development expressing our concerns specifically about the lane closure aspect of this application. Castello has since further explored and discussed the details of this development in that we have met with the applicant (Hines) on three occasions, met with Malcolm Logan (Chair, CPC) on one occasion, met with Evan Wooley on two occasions plus several phone/email exchanges, and have met with the Beltline Neighbourhoods Association (BNA) on one occasion plus several phone/email exchanges.

Castello is supportive of the overall project development for both Phase 1 (DP2017-2379) and Phase 2 (this LOC plus a DP to follow in the future) however, we remain very concerned about the impact of the road closure. Our comments are as follows:

- Based on the Castello petition with signatures from 130 of our Unit Owners and/or Renters they do not want to lose their current access at 4 Street SW while only being provided with one new access point at 12 Ave. SW. Under this scenario 100% of their access would be across cycle lanes, and into one way traffic that is often hampered by backed-up left turning-lane traffic.
- If the applicant cannot provide Castello continued access at 4 Street SW, then additional to the 12 Ave. SW access point, we request that they also provide an access point at 11 Ave. SW. Under this scenario there would be three access points to facilitate all residential traffic; Castello as well as both Hines' Phase 1 and Phase 2 apartments.
- We are also concerned about the DP application process for Phase 2 as Castello is not an adjacent property, and as such, we are not part of the communication protocol, we therefore request that we are identified as a stakeholder within that file.
- Lastly, what happens to the closed lane if for some reason, Phase 2 does not go forward in a reasonable time, or at all. In such a case, we would expect that a public access easement will have been addressed within the conditions of the sale.

Thank you for considering our comments.

Regards,



Stephen Hayward
President Castello Board



Tim Maitland
VP Castello Board

Cc: Tyson Bolduc, BNA (via email)
Craig Sklenar, Stantec Consulting Ltd. (via email)