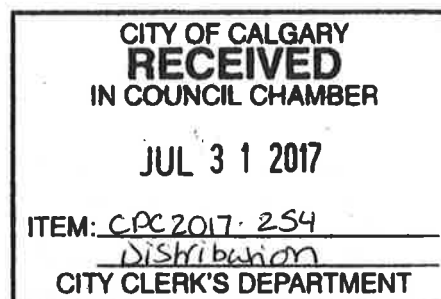




July 28, 2017

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



ATTN: Councillor Evan Woolley, Ward 8

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

Dear Councillor Woolley,

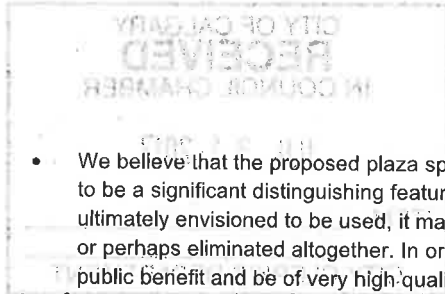
I am writing this letter on behalf of the Beltline Neighbourhoods Association (BNA) in response to the above-noted land-use application. We understand that the application is scheduled to be heard at the July 31 meeting of Calgary City Council. The BNA has been involved in ongoing discussions with the applicant and has had an opportunity to meet with them on three separate occasions to review the particulars of the proposal and share our comments.

The BNA is supportive of the proposed land-use amendment and the road closure (pertaining to the portion of the lane that extends from the west property line to 4 Street SW). It is our understanding that the applicant intends to develop a high-quality project that will include a number of features that have the potential to greatly enhance the public realm along both adjacent avenues and the 4 Street SW corridor. We appreciate that securing the proposed land-use amendment and road closure now is a critical step in realizing the complete scope and potential of the project.

The BNA is aware of a concurrent development permit application for the south portion of the site. We have also completed a review of that application (DP2017-2379). The DP represents the first phase of what will ultimately be a comprehensive development that includes the footprint of the lane and the north portion of the block facing 11 Avenue SW. The phase 1 DP incorporates features that will ultimately depend on future phases to be effective. Therefore, we have concluded that it is necessary to read the land-use application and the related current and future development permit applications as components of a comprehensive vision instead of considering them in isolation. We look forward to continuing our collaboration with the applicant as they develop their masterplan and the details for the next phase.

In reviewing the land-use application, the BNA would also like to bring forward the following specific comments:

- The BNA has discussed a number of items pertaining to access and safety in light of the proposed land closure. We understand that a neighbouring condominium corporation has brought forward similar comments:
 - At full-out, the applicant is proposing replacing public lane access to 4 Street with a permanent public access point on 12 Avenue using an existing private road. Along with the existing 5 Street entry to be retained, both lane accesses will involve crossing a separated cycle track. We would like the applicant and the City to provide additional details on measures to ensure that the safety of pedestrians, cyclists and motorists will not be unduly impacted by the change.
 - Since 5 Street and 12 Avenue are one-ways that include cycle tracks, we would encourage the applicant to investigate the inclusion of an additional permanent lane access on 11 Avenue SW. This would provide an another relief point and would allow for the inclusion of lane-facing parkade access to serve the north portion of the development in future phases (as opposed to parkade access from the proposed urban plaza).
 - If future phase(s) of the project do not proceed, we would like to see an option for the inclusion of a public access easement to ensure that lane access to 4 Street SW can be reinstated following the completion of Phase 1.



- We believe that the proposed plaza space between the south and north phases of the development has the potential to be a significant distinguishing feature of the project and an asset to the community. Depending on how this space is ultimately envisioned to be used, it may mean that private vehicular access from 4 Street SW must be kept to a minimum, or perhaps eliminated altogether. In order to justify the lane closure, we would expect this space to bring significant public benefit and be of very high quality.
- Given some of the concerns that have been raised about access and safety, we believe that it is critical for the applicant to continue their engagement with the BNA and other affected stakeholders as they work towards a DP application for the next phase of the project. In doing so, we would be interested in working closely with them to consider their proposed solutions to the vehicular access concerns that have been raised.
- We are very supportive of the heritage density transfer and have no particular concerns about the details of the proposed Direct Control district.

In closing, the BNA is supportive of this application and are looking forward to seeing the revitalization of this important site.

Thank you for giving the BNA an opportunity to provide a comment.

Sincerely,

Tyson Bolduc

Director of Planning, Beltline Neighbourhoods Association

cc: Ward 8 Office, City of Calgary
Richard Goecke, Senior Planner
Wendy Koo, Planner, City of Calgary
Craig Sklenar, Stantec Consulting Ltd.



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