

Community Association Letter

Bankview Community Association

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Date: March 19, 2020

To: Circulation Control
Planning and Development
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Attention: JORDAN FURNESS, File Manager
By email: Jordan.Furness@calgary.ca

RE: LOC2020-0023, 2318 – 15 ST SW

The Development Committee of the Bankview Community Association has reviewed the above LOC and is strongly opposed to the rezoning application,

The subject property is in the middle of an extensive M-CG district which serves as a transitional buffer from the M-C2 zone on the 14 ST SW corridor. Further, it is a large mid-block parcel that creates multiple orphan lots on the north and south ends.

The 16m height and 0m setbacks allowed by M-C2 would cause extreme privacy and shadowing impacts on the adjacent single family homes. The topography, and the fact that no lane exists on the site, exacerbates the effects on the dwellings to the east.

Given the mid-block nature of the site, access is of necessity via 15 ST SW. This street is very steep and too narrow to allow approaching cars to pass. We don't believe it can accommodate M-C2 density.

Recently, we had supported a DP application for this property. The project was contextual, slope adaptive and sensitive to adjacent properties. It would have provided meaningful densification while fully meeting M-CG criteria.

We maintain that M-CG remains the appropriate zoning for this block. The large development on the west side of 15 ST SW is evidence that M-CG projects can be achievable and realistic here.

Yours truly,

Richard Burke
Member, Development Committee
Bankview Community Association

cc: President, Bankview Community Association
Committee Members
Coun. Evan Woolley