

Community Association Letter



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

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

July 7, 2020

Attn: CPAG.Circ@calgary.ca
cc: Wallace Leung, File Manager (Wallace.leung@calgary.ca)
Ali McMillan, BRCA Planning Director (planning@brcacalgary.org)
Joanna Patton, Civic Works (joanna@civicworks.ca)

To Whom It May Concern:

Re: LOC2020-0084 (634 McDougall Rd NE) Flyover Block

Thank you for the opportunity to comment with respect to the land use change application noted above. Our planning committee gave notice to adjacent neighbours by dropping letters and inviting them to our online meeting which was held July 7, 2020. Many were condos we could not access so we posted the invite on the main door. One neighbor who lives on McDougall Rd joined the meeting. Therefore the comments below reflect those of our Planning Committee and the one neighbor who participated in our process. The applicant was also invited to the meeting and the Civic Works Team joined along with the architect and a transportation engineer which was greatly appreciated.

Strengths of the proposal;

- Activation and revitalization of an empty and challenging lot
- Brew pub commercial use on bottom addresses missing use in Bridgeland that locals want
- Commercial use on bottom activates Edmonton Trail Main Street, provides local steward for Flyover Park and will draw people to the area creating “eyes on the street”
- Micro-units create more affordable housing in the area, although we would like to see a few larger units to create a mix.
- TDM measures encourage bike use of the Edmonton Trail cycle track and access to downtown. However maximizing parking options for visitors to the building and for the commercial space is important. If there is a realistic way to increase the site's parking it is strongly encouraged. We can appreciate this is a restricted site due to Flyover setbacks/ lot size and this makes underground parking challenging. We feel this is an appropriate site for parking relaxations due to proximity to the bike lane,

transit access, close proximity to downtown (walkable) and availability of public parking in the underutilized underground parkade across Edmonton Trail, as long as the relaxations are backed by a permanent restriction against parking permits for that building.

- Height and density seem appropriate for the context – we look forward to the DP.

Comments;

- We heard concern about parking congestion on McDougall Rd due to no parking on the residential side and limited on the commercial side. However we hope people will not be driving to a brewery and will instead walk locally, take transit, bike or ride share. We are prepared to address this issue in the future with local neighbours by implementing on street pay parking for the public and permit for the residents if needed. We appreciate the applicant's assurances that tenants will not be allowed parking permits – we just want to ensure this is the case on a permanent basis.

We appreciate the excellent engagement plan that Civic Works has outlined and the notice dropping/ public website to date. They have been very approachable for residents and the community association and we look forward to continuing to work with them on this project.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors
Planning Committee