

Community Association Letter



June 11, 2020

The City of Calgary
Planning and Development
700 Macleod Trail S.E.
Calgary, AB T2G 2M3

ATTN: Derek Pomreinke, File Manager

RE: LOC2020-0053 – Land-Use Amendment - 508 15 Avenue SW – BNA Response

Dear Mr. Pomreinke,

I am writing this letter in response to the above-noted land-use application on behalf of the Beltline Urban Development (BUD) committee, representing the board of directors of the Beltline Neighbourhoods Association (BNA). We had an opportunity to discuss the proposed land-use amendment with the applicant on February 25, 2020.

The BNA supports the proposed land assembly and re-designation to CC-MHX. We also support the proposed modifications to the bonusing calculation and increase to a bonusable FAR of 11 due to the inclusion of affordable housing which represents a significant community benefit. We would like to add the following specific comments and concerns:

- While we support the change to CC-MHX, we would prefer to see a DC designation that would permit additional discretion to retain specific CC-MH and CC-COR provisions within specific areas of the site. This would ensure that the corridor character on 4 Street and the primarily residential character on the west side of the site on 15 Avenue could be maintained. In the absence of a DC or a concurrent DP, we are not aware of any other mechanism to ensure this and would appreciate your further consideration.
- We support the ARP amendment, and are interested in continuing to work with the City on broader amendments to the bonusing process to allow for greater latitude with specific bonus provisions and allowable densities.
- We would request the inclusion of a condition on the file that would direct the applicant to conduct a corridor and wind study as part of the DP process to ensure that the public realm on 4 Street is not negatively impacted.
- We would encourage the applicant to consider a strategy for incorporating the 'Red's Diner' building into the development. If a DC process were to be entertained, we'd support further protections to this portion of the site and a transfer of unused density from the Red's parcel to the remainder of the site.

Thank you for considering our comments and we look forward to continuing to provide input into the development of this key Beltline site.

Sincerely,

A stylized signature of Tyson Bolduc.

Tyson Bolduc
Director of Planning, BNA