

Community Association Responses

Response based on initial application:



Your Community, Your Association, Your Voice

February 25, 2021

Re: LOC2021-0013

To Whom it May Concern:

Thank you for the opportunity to respond to this application for a proposed new DC site around the Currie Stables. We are supportive of including a use for a distillery in the existing DC site and would love to see Burwood Distillery as a tenant in the Currie Stables building.

Given the limited information which was provided in the application, however, we have major concerns with some of the other proposals.

With regards to the proposal to change the site to a minimum 1m setback (from 3m and 5m), we are NOT supportive. A 3m setback would be consistent with the other DC sites. The 5m setback is intended to create a more desirable pedestrian realm. Large setbacks are factored into the open space calculations for the site and are intended to enhance the Mews. The ONLY sites in Currie with 1m setbacks are low density residential sites. We do not feel that a 1m setback would create a comfortable pedestrian realm when there is no maximum FAR for the current site, and when building height can be up to 100m.

This application has not provided a compelling reason for any changes to the existing setbacks, but we may be able to support a 3m setback for consistency. We have asked the applicant to provide an accurate calculation indicating how much open space will be lost on the site should the 5m setback be reduced to 3m. There has already been a 12 acre erosion of park/open space from what is stipulated in the revised CFB West Master Plan (35 acres) to what is advertised on the CLC website (23 acres), and we would like to know what this anticipated reduction will be, as we continue to monitor the designated open space for the area.

With regards to the removal of the minimum parking requirements for the site, we are **EXTREMELY OPPOSED**. This information was not even presented in the application that was sent to us. We understand that the City has removed the minimum parking requirements for commercial use across the City, with the stipulation that the parking would be determined through discussions with both the applicant and the community. The parking minimums for all of the Currie sites have **ALREADY** been set based on discussions with the applicant (CLC) and the CA, as well as residents at large. It is important to note that the commercial parking that is being provided for Currie is already below the minimum requirement for commercial sites that was in effect at the time of Council approval of this site. These sites have been designed to take advantage of shared parking between office/retail elements of the plan. Opening up this DC site to such a change places an added burden on all the other DC sites.

The developed areas of Currie are already under extreme parking pressure and we do NOT want to see commercial parking bleeding into the residential sections of the community. After almost a year of discussion and feedback with regards to the Currie application, we supported the proposal that went before Council. We also clearly indicated that any proposed changes to DC site building heights, building setbacks, and minimum parking



Your Community, Your Association, Your Voice

requirements would be a concern, since all of these had been very carefully considered and spelled out in the DC sites. Currie is intended to be a desirable/higher end destination for Calgarians, many of whom will be driving their own vehicles to get there. We do NOT support changes that will have a negative impact on current and future residents of Currie.

All of us want to see Currie as an inviting, energized location. In terms of its perception as a second "downtown", we are envisioning more of a Stephen Avenue/Eau Claire district downtown with some signature towers (as opposed to a Manhattan downtown) for the community of Currie. This is a community with an anticipated population of approximately 12000 residents. We want to make sure that any changes to the plan are intended to IMPROVE the community. We believe that the distillery will add vibrancy to the existing DC site and hope to see some quality designs for the commercial development in the surrounding blocks.

Thank you for your time and consideration.

Best wishes,

Leanne Ellis
RPCA VP Development and Traffic

Response based on revised application:



March 3, 2021

Re: LOC2021-0013 Follow Up

To Whom it May Concern:

We just wanted to say thank you to City Planning, and Jyde Heaven in particular, for working with our community to address concerns around the initial proposal for this site. We are happy to learn that the applicant has limited the focus of the application to include only the Currie Stables site. We are very supportive of adding a distillery as a permitted use. Given that the Currie Stables are a heritage resource, and understanding that this site would not be economically viable unless minimum parking requirements for this site are lifted, we will support the removal of minimum parking requirements for this site ONLY.

Thank you again for your support in achieving a compromise that benefits both the applicant and the community!

Best wishes,

Leanne Ellis

RPCA VP Development and Traffic