

# Community Association Response

March 14, 2021

The BNA is very supportive of this application and the efforts that have been taken to support the public realm at this key Beltline site. Apart from that, we have the following specific comments:

- The application is the second phase of a comprehensive development. The BNA engaged with the applicant considerably as part of the development of the initial vision, and we are pleased to see that the subsequent phases are being carried out in support of that vision. The design and approach to urban development are very much in keeping with our expectations for the second phase.
- The development appears to be substantially compliant with land-use policy, including 1P2007 and the Beltline ARP. It appears as though a relaxation may be required to account for the separation between the Phase 1 and Phase 2 towers. Given the site constraints, the fact that the towers are staggered, and that both projects are by the same applicant, we would have no concerns with Administration granting this relaxation.
- We would note that the site design has been revised from the original conceptual plan, with access to parking and loading now occurring from 11 Avenue and the lane respectively. In addition, a primary building access has now been provided from 4 Street, with a second entry on the lane. While we have no major concerns with this change in orientation, we would encourage the applicant to thoughtfully consider approaches to maintaining a high degree of activation and a positive pedestrian environment in the lane, as this was a key part of the original vision. The location of a second 4 Street entry and changes to the loading have the potential to erode that concept if not appropriately considered in the design execution.

In closing, we would like to emphasize that this applicant has been very engaged with the community association and forthcoming with their plans. We value this level of collaboration, and commend the applicant for taking the initiative to work with our Planning and Urban Development team. We are pleased with what has been achieved at Park Central Phase 1, and look forward to seeing the applicant build on that success with Phase 2.

Thank you for giving the BNA an opportunity to provide feedback.

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Tyson Bolduc

Director of Planning  
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