



June 2, 2015

Attention: City Clerk  
VIA: (Cityclerk@calgary.ca)

RE: Application for Direct Control by Norr Architects to accommodate mixed use residential and commercial building

Reference Number: LOC2014-0195

Dear Calgary City Council:

The East Village Master Plan and Area Redevelopment Plan, both Council approved documents, articulate a master plan vision for East Village as a mixed use, amenity rich, urban downtown community of 11,500 residents living in approximately 4,000 condominiums and townhomes. Calgary Municipal Land Corporation is advancing a strategic land development program for the community, which contemplates the delivery of a wide range of residential product stylings and price points to allow for an inclusive and vibrant community.

In September 2014, CMLC entered into a Purchase and Sale Agreement with Cidex Developments Ltd. to continue council's vision in East Village, with the community's first residential rental project. The project - a 221 residential rental development – introduces 3-bedroom units and day care services (up to 90 children) to the community which is attractive to young families who aspire to have an urban living experience but who may not be prepared for home ownership.

The project also allows for the preservation of the historic Simmons building. The proposed Direct Control allows for an additional 2.48 FAR on 611 - 7 Ave SE through a heritage density transfer. The supported amendment to the East Village ARP will allow land owners in the East Village to transfer density within a neighbourhood where, density is sited appropriately and contextually, rather than restricted to a parcel adjacent to a heritage building.



-2-

In the case of 611 - 7 Ave SE, the additional density received also provides for activation at grade for the adjacent 5 St. Square, and is in line with EV master plan vision of this primarily residential area. Furthermore, the additional 2.48 FAR on this site is an incremental and appropriate increase to the base 6.65 FAR found on adjacent parcels with a designated CC-EPR district.

On April 23, 2015, Calgary Planning Commission voted unanimously in favour of the Development Permit Application (DP2014-5460) made by Cidex Developments Ltd. via Norr Architects.

Calgary Municipal Land Corporation (CMLC) is supportive of this Direct Control application, as it moves our East Village land strategy and land values forward, by considering the respectful transfer of unused density from a historical asset to another site within the community to provide additional housing product and more opportunities for Calgarians to aspire to live in East Village

Respectfully,

Susan Veres  
Vice President, Calgary Municipal Land Corporation

cc: Mr. Michael Brown, President & CEO  
Abed Itani, President Cidex Developments Ltd.  
Bruce MacKenzie, Vice President, Norr Architects