

Community Association Comments



Mount Royal Station | 2317 10th Street SW | Calgary, AB | T2T 3G7
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October 31, 2022

DP Circulation Team and Mr. Ang;

Re: DP 2022-06848 (832 17th Ave SW)

I am writing on behalf of the Mount Royal Community Association Planning and Development Committee (PDC) regarding the above noted development permit application. The PDC held a virtual meeting on Wednesday, October 26, and previously circulated notice of the meeting to neighbours and businesses in the area, and to the applicant.

The PDC was pleased with the apparent scaling back of the project from the maximums of height and density allowed in the Direct Control district from 27 m to 21 m (excluding roof mechanicals) and 5 to 4 FAR. However, it will still be an imposing structure when completed. The PDC and residents raised the following issues, and we suggest the approving authority and the applicant seriously consider making modifications to the permit as outlined below.

1. Parking- The issue of parking in the adjacent residential neighbourhood of Mount Royal has been a long-standing issue for residents as multi unit residential and commercial overspill parking plug the streets on a daily basis. The proposed parking relaxation for residential parking from 53 to 25 stalls is excessive, even by the standards of today. The timing for making any changes need to be made at this stage of the process, prior to excavating. The applicant gave some examples of other projects they have built in the area recently, where parking uptake was not as high as what was supplied. It is suggested that at least one more level of parking be included, which would still result in a significant reduction from the requirement of one stall per residential unit.

2. The "7th" floor or roof top is a clever use of space, but there are some issues associated with activating such space. While it is presently intended for amenity space for residents, the PDC would request a permanent condition be placed on the permit that any uses must not include commercial uses such as a roof top patio, bar, or restaurant, and that the City Noise bylaw be respected. The mechanical units sit further to the south side of the building and should block any use of the south side for such activities, which is appropriate. However, it was not clear whether the mechanical equipment could be viewed from Tompkins Park, or from adjacent residential uses to the south, which would be in breach of Section 696 of the LUB.

3. The building service areas are located on the south side beside the lane. It was not clear how garbage service would work and whether there were spaces available for tenants to move in and out, and for daily deliveries for the commercial tenants. The lane need to be kept clear of

those activities at all times.

4. The applicant indicated there would be a special form of signage on the west facing wall. It was not clear if it could ultimately be lit, moving etc. which is not in keeping with the adjacent residential uses. The PDC is very supportive of the Beltline Urban Murals project and would suggest this would be an ideal location for such a project. It is suggested that Class A or B signs may be appropriate, but the remainder of the signs (C to G) and any new interpretation would not be in the best interest of the neighbourhood.

5. Finishes on the structure were raised by many in attendance. The preference of brick and expanding the use of brick, especially on the north facing wall should be explored further. In closing, the PDC welcomes another Arlington project to the area and hopes it and the Approving Authority will make the suggested changes outlined above to ensure it is viewed as a great addition to the neighbourhood.

Yours truly,

Roy Wright RPP, MCIP, Co-Chair PDC

Cc: PDC
President, MRCA
Ward 8 CA

Follow up Email:

From: Roy Wright <roanconsulting@shaw.ca>

Sent: Thursday, January 5, 2023 3:55 PM

Subject: [External] RE: Registration for Community Association review of DP #2022-0684 for 823 7th Av SW

Good afternoon Raphael;

Thank you for including us in your review of our CA comments dated October 31. I will go over the five points you covered with our response.

1. Parking- your letter acknowledges that "...the very centre of the commercial area of Calgary, parking may be a problem." Our comments did not request additional commercial parking, or in fact, provision of any commercial parking. However, you are very correct there is indeed a problem in the area which is why we raised the concern about reducing RESIDENTIAL parking from 53 stalls to 25 stalls. Your argument actually supports our concerns about residential parking and we re-iterate our original statement in our October 31, 2022 letter. Our original request stands...increase residential parking to the minimum allowed (53 stalls).
2. Roof terrace- thank you for your acknowledgement the space will not be used for commercial activities. We would ask that the Approving Authority include a permanent condition for the DP that blocks any commercial activities on the space.
3. Loading Bays- our view of the space allocated for both commercial and residential access was seen as minimal. However, if the Approving Authority believes the space is appropriate, we will not object.
4. Mural- we are pleased you are introducing a mural for that west facing wall as compared to third party advertising. We would encourage you to work with or align with the Beltline Murals team in the development of such a mural.
5. Front Façade- We stand by our original comments that the north facing wall onto 17th Ave. should be brick for the entire elevation, in keeping with the other large commercial buildings (Devonish and Anderson) in the immediate area.

Lastly, we would request the Approving Authority consider our original letter, along with the above comments in making its final decision on the permit.

Yours truly
Roy Wright RPP, MCIP
Co-Chair MRCA Planning and Development Committee