

Community Association Response

From: Planning Director <planning@brcacalgary.org>
Sent: Thursday, April 6, 2023 12:45 AM
To: Walker, Asia L.
Subject: Re: [External] Re: LOC2023-0055 - CA submission of comments

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Thanks Asia! I have a couple of openings in my calendar tomorrow, so will aim to give you a call around either 11am or 1:30pm, if that works for you.

For your reference, here are the key concerns we noted in our response:

- H-GO District Location Criteria:** The subject site is not within a contemporary Local Area Plan's Neighbourhood Connector / Neighbourhood Flex Urban form category, and only meets one of the other qualifying criteria: just within 200m of the 1 AV NE Main Street MDP policy area. While a larger assembly may warrant the use of the H-GO District at this location, the small lot size severely compromises the appropriateness of the H-GO District at this location.
- Site Size:** The subject site is a smaller than typical corner lot (33.52m x 12.19m). The H-GO District was created to realize ground oriented housing with high quality shared amenity space. The proposed concept plan appears to lack both private and common amenity space, primarily due to the lot size constraints. The subject site would be more suitable to a 3-unit R-CG style development — see 829 5 AV NE for a relevant example on a corner lot of the same size.
- More Appropriate Land Use District:** The R-CG District has been successfully implemented on a number of similarly sized corner lots in Bridgeland. The R-CG District provides significant opportunity to introduce new housing options to the community in a contextually sensitive way that also acknowledges the unique subdivision pattern of Bridgeland — more compact lots with generally smaller homes. The use of the H-GO District on a site of this size is inappropriate as it will severely compromise the quality of the proposed units and amenity spaces while also unnecessarily impacting adjacent neighbours.

This does not yet reflect neighbour views, and are the views of the planning committee. That said, in brief conversations we've had, we understand that neighbours are also opposed with concerns for density, parking, shadowing, waste collection space, and general privacy for neighbouring lots.

Thanks again and chat tomorrow!
Bonnie

