

Albrecht, Linda

From: planning [planning@beltline.hostpilot.com]
Sent: 2014 February 04 9:37 PM
To: Office of the Mayor; Farrell, Druh; Woolley, Evan V.; Sutherland, Ward; Magliocca, Joe; Stevenson, Jim E.; Chu, Sean; Commn. & Community Liason - Ward 5; Pootmans, Richard; Carra, Gian-Carlo S.; Chabot, Andre; brian.keating@calgary.ca; Colley-Urquhart, Diane; Demong, Peter
Cc: Albrecht, Linda; Stanley, Rollin; ryano@westsec.ca; Executive Assistant - Ward 8
Subject: LOC2013-0060: Union Square II: 208 14 Ave SW
Attachments: LOC2013-0060 Union Square II 208 14 Ave SW.pdf

Dear Members of Council,

Please find Beltline's letter of support for the LOC attached.

Thank you for your consideration.

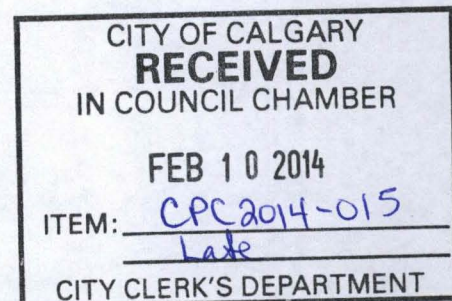
Sincerely,



Owen Craig
Chair, Beltline Planning Group

Box 97, 1500 14 ST SW
Calgary, AB
T3C 1C9
(403) 670-5499 ext. 3

RECEIVED
2014 FEB -5 A 7:44
THE CITY OF CALGARY
CITY CLERK'S





Box 97, 1500 14 ST SW
Calgary, AB
T3C 1C9
(403) 670-5499 ext. 3

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2014 FEB -5 A 7:44

THE CITY OF CALGARY
CITY CLERK'S

February 4, 2014

City of Calgary Council
City of Calgary Municipal Building
800 MacLeod Trail SE
Calgary, Alberta

Via: Email

RE: LOC2013-0060 – 208 14 Ave SW Union Square II

Dear Members of Council,

Beltline Planning Group (BPG) is in strong support of the Land Use Redesignation to allow the completion of this important and vital Beltline project. This project is one of the few remaining vacant sites from prior to the 2008 downturn.

BPG appreciates efforts by the developer to engage the community regarding the project they envision to enhance 1 St SW and Beltline. The December 2013 event at Bar C in Beltline attracted a significant number of community residents and reflected the applicants commitment to our community district.

BPG supports the applicant's desire to increase the unit count as a response to the changing market demands. This is something that has been quite common and that we similarly supported on a number of occasions during the downturn.

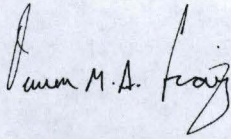
We are also supportive of revisions to the parking count distribution. BPG has consistently supported parking calculations base on the applicant's business plan and pro forma rather than a bylaw one size fits all parking requirement.

BPG supports this Land Use Redesignation to allow the previously approved development permit to proceed and enable completion of the original development intent and under park the remainder of Haultain Park. We are very supportive of a review of the parking under city parks policy. We are confident that appropriate development agreement and legal provisions can be made that simultaneously allow the highest and best use of inner city land while preserving the value of City assets, providing wonderful urban parks.

It's clear that the existing maintenance is not sufficient to support the athletic uses for the pitch. Additional maintenance is required to improve the highly used active use amenity. It is our hope that this will be addressed at the development permit stage.

The Union Square II project reflects much of the best of the aspirations of the Municipal Development Plan. Further, it also responds to the density, quality and diversity that Beltline seeks.

Sincerely,



Owen Craig, Chair
Beltline Planning Group
planning@beltline.ca
403 670 5499 ext 3

CC: Mayor Naheed Nenshi (themayor@calgary.ca)
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