

Community Association Letter



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Joseph Yun
Planner
Greater Downtown – Community Planning
City of Calgary
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RE: LOC2022-0090 Telsec – former YMCA Lands Proposed Direct Control

Dear Mr. Yun,

Thank you for your hard-work and respectful collaboration in drafting the amendments to our ARP. Overall, the Eau Claire Community Association (ECCA) is very pro-development, as long as that development works towards our neighbourhood goals of increasing residential occupancy and increasing the number of amenities available to those residents.

Following are ECCA's responses to the proposed Direct Control application we've seen to date (as attached).

- ECCA is very excited about this new residential development in our neighbourhood. The currently envisioned plan of a residential tower with a lower podium with amenities that will increase the vitality and walkability of the neighbourhood is just the sort of development we encourage.
- Telsec has chosen to import their base DC from East Village because they feel that is more congruent with residential development.

- ECCA is very much in favour of residential development, but using CC-EMU as the base minimizes the required parking to such an extent that we are concerned there will be significant encroachment on residential streets and private parking areas.
 - one stall per five hotel rooms
 - zero stalls per 100.0 square meters usable space for office use
 - zero stalls for any uses below 24 meters

- Since the currently envisioned development expects to pursue tenants such as retail, restaurants and grocery stores, ECCA feels that there must be some parking set aside for people who are just outside of walking distance to patronize establishments that will still feel local to them. Even the fittest of local residents may choose to drive to pick up a weeks' worth of groceries, particularly when it's cold outside.

- ECCA would like to see one of two things amended in this proposed DC:
 - Use the established minimum parking requirements of CR20-C20/R20:
 - one stall per three hotel rooms
 - 0.7 stalls per 100.0 square meters usable space for office use
 - 0.7 stalls per 100.0 square meters usable space for other uses
 - Dwelling units to remain 0.75 stalls per unit for resident parking and 0.1 visitor stalls per unit OR
 - A requirement for a Parking Study to determine the minimum number of motor vehicle parking stalls, bicycle parking stalls – class 1 and bicycle parking stalls – class 2 before a development permit is authorized.

Thank you for the opportunity to respond to this proposed DC.

Sincerely,



Peg Oneil,
Chair
Eau Claire Community Association
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