

Community Association Response

Huber, Morgan J.

From: Tyson Bolduc <planning@beltlineyc.ca>
Sent: Friday, October 6, 2023 1:50 PM
To: Huber, Morgan J.
Subject: [External] DP2022-08536 "The Gallery" - BNA Feedback for CPC (Rev)

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Hi Morgan,

Resending with a couple typo fixes. See below.

Hi Morgan,

RE: DP2022-08536: New Multi-Residential Development - 1001 1 Street SW

Thank you once again for giving the Beltline Neighbourhoods Association and our Beltline Urban Development Committee a chance to review and provide feedback on this application. We are aware that the application is scheduled to be discussed at the Calgary Planning Commission meeting on October 19, 2023. Kindly ensure that these comments are included along with your recommendation for consideration.

This letter serves as a follow-up to our initial feedback provided on February 14, 2023, and also follows our discussions with the applicant's consultant during a meeting held on January 24, 2023. These comments are based on our review of the revised Development Permit (DP) materials submitted in response to the City's DTR #3 comments.

The Beltline Neighbourhoods Association wishes to express our overall support for this application. While we acknowledge our preference for a more robust effort in preserving a listed heritage asset, and also the soon-to-be former home of the Backlot—an important and culturally significant space for Calgary's LGBTQ2S+ community since 1996—we understand the complexities involved. The historical significance of this site emphasizes the need for the new building to exhibit exceptional quality and deliver tangible enhancements to the public realm.

We commend the choice of high-quality materials and the attempt to create a distinctive experience at the podium level. However, we believe that greater attention could have been devoted to the tower itself, which does not challenge convention and exhibits an abrupt aesthetic transition at its midpoint, resulting in a stacked appearance for the building.

We acknowledge and appreciate the applicant's efforts in incorporating cultural elements that pay homage to the Backlot and the site's historical significance as Calgary's second Chinatown. We support these updates and thank the applicant for taking into consideration the community's input on these items.

The Beltline Neighbourhoods Association remains committed to encouraging applicants to consider the inclusion of a greater number of affordable three-bedroom units in their projects. We firmly believe that this approach is

vital for fostering vibrancy and promoting increased diversity within the community. Encouraging more families to live in the Beltline not only aligns with the City's planning objectives but also contributes to a more sustainable and dynamic community. With that said, we would have welcomed the inclusion of three-bedroom units in the project.

A Note on Community Engagement

The Beltline Neighbourhood Association (BNA) would like to express our continued disappointment regarding the timing of the applicant's engagement with our group during this project's development. Traditionally, applicants for significant projects within the Beltline community have initiated discussions with our organization well in advance of submitting a development permit application. This proactive approach allows for collaboration, meaningful engagement, and the timely resolution of issues in a manner that benefits both the applicant and the community. We firmly believe that this process results in superior outcomes and a more efficient approvals process.

In this particular case, the BNA was not consulted until after the development permit application had been submitted. At this stage, it becomes challenging for our dedicated group, which collectively invests hundreds of volunteer hours annually to enhance the Beltline for its residents and businesses, to provide substantial assistance or effectively advocate for improvements. Given the cultural significance of the Backlot and the prominent location of this project, a more proactive approach to community engagement would have been greatly appreciated. Such an approach would have demonstrated the applicant's commitment to fostering a mutually beneficial relationship with the community, ultimately leading to a win-win situation for all parties involved.

Thank you for considering our perspective.

Tyson Bolduc

Director, Planning and Development

Beltline Neighbourhoods Association