

# Community Association Response



January 09, 2022

**RE: Application LOC2021-0123, Balmoral Land Use (16 AV / 2 ST NW)**

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to re-submit comments regarding this LOC application and would like to note that at this time we **SUPPORT** this Land Use Redesignation application.

Firstly, we would like to thank the applicant for their ongoing engagement with the Mount Pleasant Planning & Development Committee. The applicant team met with the Committee twice, once on September 14 and once on December 14 2021, a meeting which included representation from the Tuxedo Park and Crescent Heights CAs. We appreciated both City of Calgary and applicant representation at the meetings to answer our outstanding questions. After this presentation, we would like to pass on the following comments:

- Originally the applicant proposed a development under a specialized DC which was not in alignment with the NHCLAP. While we recognize that the Plan will require adaptation and change over time, the Committee was concerned that the first major project to be considered under the NHCLAP required a significant amendment to the Plan. At the December 14 meeting the applicant team shared their proposed revisions to the original land use redesignation application and concept, presenting a complex project that now aligns with the newly implemented North Hill Communities Local Area Plan (NHCLAP). The Committee is pleased to see the applicant's recognition and understanding of this matter in the revision of their application.
- The Committee hopes to continue to engage with the applicant team throughout the DP stage of this development. We will continue to be interested in the following particulars:
  - Form/massing/public realm:
    - Shadowing. Impact on the historic Balmoral School has been thoughtfully considered and minimized in this application and the application's revised shadow studies show additional improved shadowing for private properties on 17 AV. The Committee is encouraged by this and would like to see ongoing effort to mitigate the effects of shadowing throughout the project DP stage, including continued efforts to mitigate shadowing on adjacent properties.
    - Transportation Flow. The 16 AV / 2 ST intersection is an active area of engagement between personal vehicles, public transportation, cyclists (2 ST NW is a City of Calgary Neighbourhood Street corridor), and pedestrians, including periods of intense youth activity during Balmoral School pick up and drop off. This intersection will only become more active with the completion of this project, which will likely provide vehicle parking access through the laneway between 16 AV and 17 AV NW. The Committee expects the City and the applicant team to carefully consider



this throughout the DP stage and continue engaging with the community to ensure the best possible outcome.

- Public Realm. The NHCLAP establishes requirements for a vibrant and engaging public realm and the Committee looks forward to seeing what the applicant team proposes at the DP stage. In particular, we would like to see wide, unobstructed sidewalks adjacent to 16 AV that create a better pedestrian environment and protect pedestrians from 16 AV traffic. Ongoing engagement with the Committee and the broader public that regularly utilizes that space is encouraged to ensure the final development includes functional and needed, rather than perfunctory and superficial, public realm upgrades.
- Public engagement: the Committee hopes to assist with the successful execution of this development by supporting public engagement efforts through our social and print media channels, as well as answering and helping facilitate answers to questions that come from members of the public.

The revitalization of 16 AV is important to the Committee and all of Mount Pleasant. This mixed-use LOC proposal establishes a precedent for future development that is thoughtfully considered and has been actively adjusted to meet the needs of the community.

Our Planning & Development Committee has a method of prioritizing our response to applications circulated for comment. As per this process, this application would count as Priority **Level 3 – Neighbourhood**, which necessitates that our committee provide comments to the City. Please continue to copy us on any updates for this application.

Thank you for your time and consideration.

Sincerely,

**Asia Walker**

Mount Pleasant Community Association Board Director  
Planning & Development Committee Chair

## Letter of Opposition to Original Proposal of a 22-storey tower



November 02, 2021

**RE: Application LOC2021-0123, 311 17 AV NW**

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to re-submit comments as stated in our original letter dated September 8, 2021 and would like to note that at this time we continue to **oppose** this Land Use Redesignation application.

Firstly, we would like to thank the applicant for attending our Planning & Development meeting on September 14 2021. We appreciated both City of Calgary and applicant representation at the meeting to answer our outstanding questions. After this presentation, we would like to pass on the following more detailed comments:

- It was confirmed at the meeting that the application does not align with the North Hill Communities Local Area Plan (NHCLAP) which has recently been approved by the City of Calgary. The applicant will be applying for an amendment to the NHCLAP to pursue this development. The City, in collaboration with the subject communities, put countless hours and significant effort into producing this plan which was supported by the MPCA. While we support increased density and a revitalization of 16th Avenue NW, the Committee is concerned that one of the very first applications that will be considered under the NHCLAP requires an amendment to the Plan.
- Form/massing/public realm:
  - Shadowing. There is concern from the Committee about the impacts of shadowing on the historic Balmoral school and public area adjacent to the proposed site, as well as the private homes north of the site. We recognize that the applicant has noted that Direct Control rules proposed will ensure shadow intentions are maintained.
  - Density Bonusing / FAR. The Committee inquired about where the extra FAR received from density bonusing would be distributed across the proposed development. The applicant noted that typically bonus density is added to the top of the proposed building; however, for this application, because the tower height is set based on shadow studies, proposed extra FAR would instead increase depth of the tower floorplate and stay within the tower floorplate. The Committee hopes for more information - the applicant noted they would determine those specifications and make them available to the Committee.
  - The Committee recognizes and appreciates the public realm improvements the applicant has proposed for 16 AV which will hopefully act as a catalyst for future high quality development along 16 AV NW. The applicant also noted that there is opportunity for community benefits in exchange for density bonusing. The



Committee requests the applicant remain in discussion with MPCA (and other CAs, as they request) about what these community benefits might look like.

- The applicant has clarified that a DP will not be submitted concurrently with the LOC application. While the Committee recognizes this is a big ask for the applicant, we are aware of how much concepts can change between the LOC stage and the DP stage. We would request that any progress, changes, or updates are shared with the Committee and the public as the applicant has them.
- Public engagement. The applicant shared that their anticipated next steps include making a project website available to the public to share more information with them and allow them to respond directly. They are also planning a virtual public open house and a postcard drop for immediate neighbours. We look forward to seeing the outcomes of these engagement opportunities.
- The Committee has received multiple emails from the community indicating similar concerns and opposition to the application. We hope that the applicant continues high quality and ongoing engagement with the community, keeping the Planning & Development Committee in the loop, so we can continue to respond to the community with up-to-date information.

Our Planning & Development Committee has a method of prioritizing our response to applications circulated for comment. As per this process, this application would count as Priority **Level 3 – Neighbourhood**, which necessitates that our committee provide comments to the City. Please continue to copy us on any updates for this application.

Thank you for your time and consideration.

Sincerely,

**Asia Walker**

Mount Pleasant Community Association Board Director  
Planning & Development Committee Chair