# Community Association Response

mount royal
COMMUNITY ASSOCIATION

City of Calgary Planning and Building Department
November 22, 2023

Re: LOC 2022-0122 1023 Cameron Ave. SW

Dear Mr. McMahon.

I am writing on behalf of the Mount Royal Community Association Planning and Development Committee (PDC) regarding the proposed land use redesignation of 1023 Cameron Ave. We met again on November 20, 2023, with the applicant to review the proposed DC District, the last of six meetings this project has generated. We all acknowledged that the site has been a challenge and that we have collaboratively worked through many of the issues that brings us to the evaluation of the proposed District.

The PDC agrees with the concept of the base district and agrees with all but one of the proposed changes to the base district; that of the rear yard setback. The base district calls for either a contextual setback or a minimum of 1.5 m. The DC district is calling for a 1.2 m setback.

Royal Ave., where this project will be facing is more of a country lane with substantial tree cover and multiple at grade parking spaces. This project will overwhelm the streetscape and is completely out of context. While a contextual setback would resolve the impact of a shear wall, the PDC also recognizes that such a request would require a complete redesign and as such, it will not be asking for such a requirement. However, it is requested that the first floor be set back to the 1.5m as suggested in the base M-C2 District. It also would recommend that the second storey be set back further by 0.7 to 1.0 m to create a break in the wall frontage. This extra space could then be used to create a more attractive face to the rear of the property by either creating Juliet balconies, introduction of artwork, perhaps in the form of sculptures or artificial shrubbery.

Therefore, it is proposed that section 8 (2) be revised to read “The minimum building setback from Royal Ave SW is 1.5m for the first storey and 2.5m for the second storey.”

Given these proposed changes, the PDC would also ask that the development permit associated with this project be re-examined regarding finishes and other design solutions to soften the wall effect. The PDC did talk to the applicant who did suggest some very reasonable modifications to



the treatment of that wall face. It would be appreciated if the Development Authority could ensure those changes would be incorporated into the proposed development permit.

Yours truly

Roy Wright RPP, MCIP

Co-Chair PDC