

International Avenue Business Revitalization Zone (BRZ) Response



November 14, 2023

City of Calgary
Development and Building Approvals # 8201
P.O. Box 2100, Station M
Calgary AB, T2P 2M5

**Re: LOC2023-0275 - 3416 16 Avenue SE
Land Use Amendment to accommodate H-GO, S-SPR**

Dear Ms. Burga Ghersi:

Thank you for sending us the LOC2023-0275 proposal. The International Avenue Business Revitalization Zone's (BRZ) mandate is to promote, improve and create a more pleasant environment in which to live and shop.

We are in support of the proposed Land Use redesignation as H-GO with the housing on site to be attainable and owner occupied. This is pragmatic and ameliorates community capacity. With over 220 units proposed, it will go a long way to help those who are currently unable to afford homeownership enter the housing market. A townhouse development will provide a better interface to the single-family homes which border the site.

Although, these are policies specifically from the International Avenue ARP, we believe these principles are necessary for a great community. We recommend the following salient features be incorporated:

2.1.1 Create an attractive, distinctive, and multicultural community

- 1. Provide public gathering places that are centred on cultural activities, public art and building community.*
- 2. Incorporate interesting, high quality architectural designs and public art that reflects the community values*

4.1.2.1 General policies f. External finishing materials for proposed commercial signage and developments should be compatible with the best examples of local development.

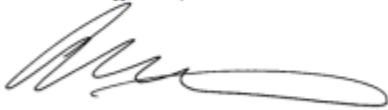
2.1.10 Promote sustainable building design and innovation Promote energy efficiency, water efficiency and waste minimization solutions through the use of sustainable building design.

A state-of-the-art development will create a catalyst to ensure a higher quality is reached with each new development going forward. The BRZ further encourages the builder to incorporate a design that will be timeless and innovative which both Attainable Homes and their partner, Calgary Municipal Land Corporation, is known for.

It is anticipated that the above principles will be incorporated into the site development plan. Further, we understand the developer has proposed to have recreational facilities such as basketball courts, a playground, and a dog park. These are superlative uses, and we encourage the developer to go a step further by providing a community building as well for the APRH Community Association programming such as for meetings and events for the whole community to partake in.

Thank you for the opportunity to provide comment.

Kindest Regards,



Alison Karim-McSwiney, MIPM (UK), BA, BREC
Executive Director

c.c. Jayden Tait- Attainable Homes
Clare LePan- CMLC
Nancy Kearney-Albert Park/Radisson Park Community Assoc.

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