

Community Association Response

2024 April 23

Application: LOC2024-0074

Submitted by: Anthony Imbrogno

Contact Information

Address:

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Overall, I am/we are:

In support of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts.

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Generally speaking, Planning Committee is in favour of this application. Bucci and Silvera held an Open House that was very informative.

Pros

- Only asking for 2m variance above existing 50m land use. This compliance with the East River Master Plan is welcome.
- Interesting design that is visually appealing and adds to the neighbourhood's aesthetics, in conjunction to and complimented with the Dominion building.

- Commercial activation along McDougall Rd is welcome to add services to this area, which has virtually no commercial space currently. Seniors in the area with reduced mobility will also benefit by having shops etc in the area.
- Seeks to extend main street from 1st Ave, along 9th St and onto McDougall Rd. We note that McDougall Rd is the only access to the development, given that 11a St and 11 St are cul de sacs. As noted in comments provided on LOC2023-0408, this will severely increase congestion in the area. It is highly recommended that City Planning Dept return to the area's plans and consider adjusting traffic configurations at 12 St NE and St. George's Drive to provide for an extension of Nina Gardens NE, thereby adding another access point to the area. As well, better connections for the bike pathways and also safer access to Tom Campbell's Hill are critical to the success of the businesses in the area and to the liveability of its new resident. Funnelling traffic through McDougall Rd and along 12 St NE is not an acceptable outcome for the community. Planning, Bucci, and CNIB are highly advised to come to the table with the community to settle the plans for this area and to discuss the coordination of construction traffic and noise, which will be disruptive to the current residents.
- Good to see activation of 11A St with eyes on the street. The proponent also indicated they may add larger units with front doors onto the street to increase the diversity of unit sizes available in the community, with larger units available for larger families.

Comments/Feedback/Suggestions:

- Size of units: Community would love to see larger units with 3 and 4 bedrooms for families to have options in this type of development. Currently larger and growing families are having to leave the area even though they would wish not to because these size units are lacking.
- Parking/Loading Zone: Parking options within the building are better than other proposals, however. because the stalls are an additional cost for residents, this will push vehicles onto the road (as seen currently along 9 St and McDougall Rd near the Dominion building), which raises concerns from neighbors particularly with the increased density throughout this area. Also, we suggest adding a 'cut out' loading zone out front. Dominion building by Bucci often has Amazon and food delivery drivers stopping in front of the building on a narrow street, which ends up blocking traffic. Suggest addressing this with new development to have a cut out at the front doors for drop off/pick up and deliveries for short term stops.
- Pet friendly buildings - impacts on adjacent green space, with the grass dying. Recommend the park to the south have dedicated dog-friendly facilities. Dominion is a pet friendly building and many of the pets use St Matthew's View park/green space behind it to relieve themselves, which has killed all the grass. Suggest adding in an allocated dog park within the grounds to allow pet owners and pets to enjoy. Concerns that the adjacent municipal land reserve park space will be ruined by pets killing the grass similar to what we're seeing outside Dominion.
- Broader Concerns - East Riverside Masterplan / Bridgeland ARP and supporting infrastructure and amenities. We question whether the area's infrastructure, pipes can handle 5 new towers (2 at this Bucci development and 3 at the CNIB)
- Engagement - community appreciated the open house, however would suggest engagement with the adjacent seniors homes for residents that aren't able to physically attend open house.