Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

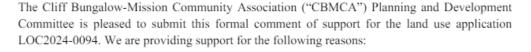
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June 26, 2024

City of Calgary Planning and Development Third floor, Municipal Building 800 Macleod Trail SE Calgary, Alberta

Re: LOC2024-0094 (206 26 Avenue SW)

Decision: Support



- Applicant Engagement: The Committee appreciates the Applicant's proactive approach in
 engaging with us directly during the pre-application period. This included a comprehensive
 overview of the application and an opportunity for questions and discussion.
- Appropriate Location for Increased FAR and Density: The site is ideally situated for higher floor area ratio (FAR) and density. It occupies a corner lot adjacent to a park and the Elbow River and is directly connected to a multi-use pathway. Additionally, it is in close proximity to the 4 ST Main Street, LRT Station, and multiple transit routes, including the Frequent transit route #3. These features make it a suitable for redevelopment.

The Planning and Development Committee look forward to seeing this site redeveloped to make more efficient use of a well-connected inner-city location and thank the Applicant team for their submission. Given the significance of this site, we expect to see a high-quality design realized through the subsequent Development Permit process.

Kind regards,

Planning and Development Committee Cliff Bungalow-Mission Community Association cbmca.development@gmail.com

