

Community Association Response



Re: LOC2024-0124 1155 17th Ave. SW

To: Mr. Adam Kaddoura- City of Calgary

June 11, 2024

I am writing on behalf of the Mount Royal Community Association Planning and Development Committee (PDC) regarding the above noted redesignation application. We delivered notices to nearby residents and commercial establishments inviting them to a meeting on June 10, 2024, to review the proposal. The applicant, O2 attended and made a brief presentation followed by questions.

The summary material presented by O2 and included in the application was well received. The PDC agreed with many of the basic issues including:

1. The MDP and the Lower Mount Royal ARP identified the site as a commercial area and Main Street with an expectation of retail at grade and possible residential above.
2. The MU designation proposed provides a better mix of commercial and residential as compared to the C-COR designation.
3. Replacement of a commercial parking lot to enhance the walkability of the pedestrian nature of the street is welcomed.

However, the 2008 17Avenue SW Urban Design Strategy was not mentioned. While it is a non-statutory document it is still meant to be considered in conjunction with the Lower Mount Royal ARP. Many issues can and should be dealt with at the development permit stage, but fundamental issues of scale, form and massing as related to the proposed land use should be addressed at the land use stage. The issue of context plays a significant role in the evolution of 17th Ave and its function as a commercial, entertainment and pedestrian area. Presently, most of the street from Stampede Park to 14th St. comprises of low and mid-rise structures that create a walkable street. It is important to maintain a rhythm along the street, and it is also important to not interrupt that scale either through a proposed land use change or with the potential of a massive structure. While the proposed allowable height can be addressed at the development permit stage, the FAR of 5.0 sets an unwelcome precedent and will create a massing inappropriate for the character of a walkable Main Street. It is suggested that an FAR closer to 3.0 is more in keeping and should not exceed 4.0 FAR if contained in a well-designed structure.

In closing, the PDC supports the application but suggests the FAR be reduced to 4.0. rather than having to re-litigate the issue at the development permit stage.

Yours truly

Roy Wright RPP, MCIP

Co-Chair PDC

Cc: PDC, EA Ward 8, O2 Design, 17 Ave. BIA