

# Community Association Response

2024 July 11

From [planning@brcacalgary.org](mailto:planning@brcacalgary.org):

THIS IS A CIRC REF.

Application: LOC2024-0120

Submitted by: Anthony Imbrogno

## Contact Information

Address:

Email: [planning@brcacalgary.org](mailto:planning@brcacalgary.org)

Phone:

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Traffic 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:

Planning Committee notes that as 1st Ave NE is a Main Street, we are cognizant of having a vibrant feel for our neighbourhood. Main Streets is designed to provide "opportunities for people to interact and gather", to enable character through "bustle", busyness, or energy", and to "create a unique sense of place and offer memorable experiences for both residents and visitors." This involves having a mix of shops that are more accessible for drop ins, window shoppers, etc., whether that be restaurants, coffee shops or goods stores. These places generate walking traffic and are generally available outside office hours, meaning that the street is activated for longer. We encourage the developer, BIA and the City to work to help build a

thriving Main Street. Being an area that already contains several medical and medical services businesses, we are cognizant of attracting a diversity of businesses to the area, and thus reserving ground floor spaces for businesses that are conducive to a thriving commercial street rather than having a plethora of appointment-based businesses.

That said, having empty storefronts for too long isn't great either and generally the community welcomes new businesses.

Attachments: