

International Avenue Business Revitalization Zone Response



July 31, 2024

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

**Re: LOC2024-0128 6105 16A Avenue SE
Land Use Amendment to accommodate M-H1**

Dear Ms. Messier:

Thank you for sending us the LOC2024-0128 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 M-H1 for senior housing with some exceptions. It is pragmatic and ameliorates community capacity to provide a volunteer model for social connectedness for all senior residents who will occupy this apartment complex by providing an affordable option to opt in with. We applaud the applicant for deploying this model.

Our community has recently completed the East Calgary International Avenue Communities Local Area Plan which will be at City Council on September 10th. Although, these policies are not yet statutory, we believe some of the principles are necessary to ensure a good community going forward. We recommend the following salient features be incorporated:

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*

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

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 better utilize the view and be oriented towards the street as per Section 2.2.5.1.a. In addition, use the building articulation to provide a well-defined, continuous street wall and improve the pedestrian experience fronting 17th Avenue. In the LAP Policy 2.5.1 (j i) it relates to building setbacks at or below the sixth story as a necessity for better interface. In section q.) stand-alone surface parking is not supported. Finally, we do not concur with a reduction of any landscaping percentages or amounts.

It is anticipated that if the above principles are incorporated into the site development plan this will go a long way to improving the proposal. Thank you for the opportunity to provide comment.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Alison', followed by a long horizontal flourish.

Alison Karim-McSwiney, MIPM (UK), BA, BREC, AP (Just Communities-USA)
Executive Director