

Community Association Response



May 21, 2025

City of Calgary Administration
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

Re: LOC2025-0006

Dear Lowani Mubanga,

On behalf of the Crescent Height Community Association (CHCA) Planning Committees, we would like to submit the following comments on the proposed LOC located at 420/422 Meredith RD NE.

We do not support the proposed reduction in parking. This application has the benefit of having initially submitted a DP for the property which details the building design and parking proposed.

As expressed to the applicant we could support some reduction in parking, but the amount considered is too out of alignment with the BRARP guidance.

Our position is that the ARP guidelines are in place despite the change in the bylaw requirements. This area is undergoing extensive redevelopment, and though the city may support reduced parking, we are also aware that there is very little on street parking available in the area. We could support 1 stall per unit (40 stalls) **BUT ONLY IF** the number of bicycle parking stalls is significantly increased. The location is at the hub of multiple cycling lanes that offer access to amenities and employment.

We suggested to the applicant that the 6 bicycle stalls detailed in the previously reviewed DP (DP2024-05269) are too few for a development that is also requesting reduced parking. See image from DP below.

MOTOR VEHICLE PARKING STALL REQUIREMENTS

558 THE MINIMUM MOTOR VEHICLE PARKING STALL REQUIREMENT IS CALCULATED:
(A) BASED ON THE SUM FOR ALL DWELLING UNITS AND SUITES WHERE THE RATE IS 0.625 STALLS PER DWELLING UNIT OR SUITE

559 THE MINIMUM NUMBER OF BICYCLE PARKING STALLS IS CALCULATED BASED ON THE SUM FOR ALL UNITS AND SUITES WHERE THE RATE IS:
(C) 0.1 BICYCLE PARKING STALLS - CLASS 2 PER UNIT FOR DEVELOPMENTS OF 20 UNITS OR MORE, WITH A MINIMUM OF 2.0 STALLS

VEHICLE PARKING CALCULATIONS:

| USE: | UNITS | RATIO | REQUIRED: | PROPOSED: |
|----------|-------|-------|-----------|-----------|
| DWELLING | 40 | 0.625 | 25 | 29 |

VEHICLE PARKING CALCULATIONS BASED ON BRIDGELAND RIVERSIDE AREA ARP:

| USE: | UNITS | RATIO | REQUIRED: | PROPOSED: | |
|----------|-------|-------|-----------|-----------|-----------------------|
| DWELLING | 40 | 1.25 | 50 | 29 | REQUESTING RELAXATION |

BICYCLE PARKING CALCULATIONS

| UNITS | RATIO | REQUIRED: | PROPOSED: |
|-------|-------|-----------|-----------|
| 40 | 0.1 | 4 | 6 |

The applicant response was:

"With regards to bike storage, the architect has advised me that there will be a total of 42 in the bike storage located in the parking level and an additional 35 wall mounts within the units. This is a ratio of almost two bike spaces per unit."

We went from 6 proposed in the DP to 77 based on the submitted response.

We question the numbers we are being provided and how they can differ so much from the DP to the email response, and yet in the LOC, there is no reference to bicycle parking.

Any reduction in parking requirements must be addressed with additional bicycle or mobility storage facilities.

Sincerely,

By email only
Simonetta Acteson
Planning Director, Crescent Heights Community Association

cc. Terry Wong, Ward 7