

Community Association Response



February 19, 2025

Matt Rockley, File Manager
City of Calgary
Planning and Development

Re: LOC 2024-0322, 423 - 2 AV NE

Crescent Heights Community Association Planning Committee is submitting the following comments on this LOC.

We have been in touch with Bridgeland-Riverside CA and they have shared their comments with us on their desire to see a more comprehensive approach to the redevelopment of 4th Street NE that would "...revamp historic 4th St into a vibrant, livable corridor...". BRCA has provided ample information on the historic value of 4th ST NE, including a discussion on the Roma Grocery which would be included in the companion LOC2024-0166.

The area under consideration is located in Crescent Heights but is not included in the NHCLAP and instead falls under the BRARP. This poses some overlap and as communities we are represented by two different Councillors. This is an opportunity for both communities and Councillors to work together to achieve our goals for the area.

CHCA has reached out the Ward 7 Councillor Terry Wong and expressed our desire to develop a comprehensive approach to the three LOC's now under review with the city: LOC2024-0322, LOC2024-0166, and LOC2024-0221. All three of these LOC's are being applied for by 02 Planning and Design.

Our feedback on the current LOC is as follows:

- we would like the developer to work with both communities on a holistic plan for the three LOC's being considered for this area
- we would like the developer to consider the historic nature of this area and consider the relocation or adaptation of the historic Roma Grocery Building
- we would like to see consideration for a vision for 4th street NE that incorporates a plan to make it a destination of interest and value in the communities rather than just a corridor for transportation
- we would like there to be significant public and private amenity space in the future plans for the use and enjoyment of the people who will live and use the area. Our open spaces are already under growing pressure due to population increases and

we see value in providing additional opportunities for residents to enjoy the outside while providing an opportunity for gathering and connecting with the community.

- the three combined LOC's currently under review represent a significant increase in height and square footage. The increased density offers an opportunity for the provision of a percentage of non-market housing to meet the needs of affordable housing city wide. We consider this a necessity for the area. If the city plans to approve the increased density, we will insist on seeing a significant percentage of non-market housing being included.
- as a community rich in natural resources and urban forest, we cannot stress enough how important we feel it is that all new development meet and exceed the landscaping requirements of the area. This will further the environmental health and sustainability of our community while combating many of the associated problems with overbuilding such as the heat island effect, stress on storm water systems, loss of biodiversity, the creation of wind tunnels, and the loss of overall well-being when insufficient green infrastructure is provided.
- any future proposed building designs must take into consideration the effect of shading on neighbouring properties, with emphasis on breaking up building heights so that sunlight can reach multiple areas both in the development, and the surrounding areas. More significantly, open spaces (both private and public) should be designed to maximize exposure to sunlight.

We have not yet met with 02 Planning and Design but we look forward to keeping communication lines open and working with them to see this development meet the combined goals of both CHCA and BRCA. The more that the city can do to facilitate a holistic approach that considers historic values, community vibrancy, and the future of 4th Street NE during the redevelopment, the better the eventual outcome will be.

Sincerely,

By email only
Marie Semenick-Evans
President, Crescent Heights Community Association
CHCA Planning Committee

cc. Terry Wong, Ward 7
Planning Director, BRCA
Gian-Carlo Carra, Ward 9