

Bridgeland-Riverside Community Association Letter



Planning Committee
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brcacalgary.org

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Circulation Control
Planning, Development & Assessment #8201
The City of Calgary
PO Box 2100 Station M
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Attn: CPAG.Circ@calgary.ca
cc: Sara Kassa, File Manager (sara.kassa@calgary.ca)
Ali McMillan, BRCA Planning Director (planning@brcacalgary.org)

To Whom It May Concern:

RE: LOC2018-0021 (230 7A NE)

Thank you for the opportunity to comment with respect to the application for a Land Use Amendment affecting land at 230 7A Street NE (LOC2018-0021).

This Land Use Application was discussed at a meeting of our Planning Committee convened 5 March 2018. Notice of that meeting was given to neighbours adjacent to the subject parcel. Approximately 5 neighbours attended, as did many regular Planning Committee members. The applicant was also invited to the meeting, and did attend.

The comments below regarding the LOC application reflect the feedback of both neighbours and the BRCA Planning Committee members present at the meeting.

The application is seeking a new land use designation for the site of DC (based on M-CG zoning) instead of the existing R-CG allowed. We are opposed to such redesignation by means of this application for several reasons:

- a. The Bridgeland-Riverside community benefited from an updating of a portion of our Area Redevelopment Plan (ARP) through the Main Streets Initiative. The area in question was studied as part of a broader plan—with Council guidance, intensive policy consultation, and public engagement—and decisions were reached to define appropriately scaled zoning. We feel that the existing Direct Control zoning as applied to this very location by the City only just within the last calendar year remains entirely appropriate at this time, and that for the Applicant to be requesting a land use change to further increase density beyond that which has just recently been re-zoned is both

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inappropriate generally and also wasteful in resource terms, considering the investments made into the extremely costly City of Calgary Main Streets policy undertaking.

- b. We can appreciate that the zoning application is tied to development permit plans through this DC. There is the argument that the Applicant can build only "exactly this." However, in addition the previous argument which cuts at the heart of this argument, there are also complications with the approach. In our view there is excessive lot coverage contemplated by the tied application, there are concerns about the ability of the Applicant (like any other DC applicant) to sell the up-zoned site, and, as a result, there is the potential for future DP revisions to accommodate unforeseen changes to the building or other future circumstances.
- c. The site of the application is on the farthest North edge of the recently City-initiated up-zoned region. As such, this specific lot is located geographically at a district edge where presumably scale in the area should be at its lowest, to best allow for transition in consideration of the R-C2 properties immediately to the north.

The density, lot coverage, height and setbacks being sought on this parcel exceed parameters only very recently defined and implemented via City-initiated rezoning. It seems a major stretch for any applicant to be looking already to find ways to circumvent the City's own planning rationale. In view of that rationale, we would certainly support a contextually sensitive R-CG development on this site but do not support extension beyond that.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors
Planning Committee