

Community Association Letters



Planning Committee
917 Centre Avenue NE Calgary AB T2E0C6
bracalgary.org

2 October 2018

Circulation Control
Planning, Development & Assessment #8201
The City of Calgary
PO Box 2100 Station M
Calgary AB T2P2M5

Attn: CPAG.Ciro@calgary.ca
cc: Christine Leung, File Manager (christine.leung@calgary.ca)
Ali McMillan, BRCA Planning Director (planning@bracalgary.org)

To Whom It May Concern:

RE: DP2018-3108 (1018 McDougall Rd NE)

Thank you for the opportunity to comment with respect to development permit application DP2018-3108. These comments are updated from our previous letters; those letters should be read in conjunction with this one. Fresh comments here reflect only inputs received from those members of our Planning Committee who were present at our October 1 meeting. We were not able to give notice to adjacent neighbours of that meeting.

- We appreciate having received the Applicant's update regarding the building materials and are happy to see the developer move away from the "glass skin" option. We are still concerned about the certainty of the community achieving the "look" that has been shown in renderings.
- We would like to see a diversity of unit types in the building, including 3-bedroom options, as we feel that the suggested inventory offers too many small all-rental units, which may not appeal to evolving and broader population demographics ("complete communities").
- The overall heights proposed of 14 and 15 storeys are disproportionate to surrounding buildings and there are lingering and constant "over-height" concerns. We would still prefer to see a more significant stepping difference between the east and west towers (a minimum of two stories?). This would require looking at options like increasing the podium to 3 stories to allow for a 10 and 12 storey tower, or, other alternative ideas. With both towers being so close in height there is no significant "step down" in relation to contextual existing heights of surrounding buildings or the Community Association building and park across the street.
- Shadowing on the surrounding parks, the community hall, playground, rooftop garden, and skating rink is significant compared to that which would result from mid-rise options.
- Adjacent residents of Radius 1 are concerned about shadowing of their amenity spaces including private balconies and their rooftop garden.
- Shared parking as proposed between commercial- and visitor-designated stalls can easily result in a significant shortfall for one purpose or the other. We would prefer to see additional

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parking allocated to these combined purposes, with the developer able to sell off some stalls after a stable period of full occupancy, and based upon parking studies.

- Enhanced landscaping and public realm improvements are always a great benefit to the community. We would look for certainty / assurances that the proposed levels of lighting, landscaping, benches, etc. actually get built.
- We appreciate the minimized parkade entry apron, recessed from street.
- The commercial uses at grade with active patio interface will, we hope, add vitality, "eyes on the street" to the area, and enhance the primary pedestrian corridor that 9th Street has already become to some degree already, and that has the potential to grow further.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors Planning Committee

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917 Centre Avenue NE Calgary AB T2E0C6
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20 Aug 2018

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To Whom It May Concern:

RE: DP2018-3108 (1018 McDougall Rd NE)

Thank you for the opportunity to comment with respect to development permit application DP2018-3108. Notice of the Planning Committee meeting where this was reviewed was given to neighbours adjacent to the subject parcel via condo board emails and several attended. However since Buccini Radius (adjacent to the north) is not complete, we were not able to notify anyone who has bought into that building, and who would be directly impacted. Two 'pending' residents of Buccini 1 have contacted us and did attend the meeting. The comments below therefore reflect the feedback of the BRCA Planning Committee members and several residents of the surrounding area present at the Aug 7, 2018 meeting. The development team was not invited to attend as they came to present to us earlier, however an updated package of renders and rationales was provided by Buccini for the meeting which was appreciated.

What are the strengths and challenges of the proposed development?

- Strength –Ground oriented live work units accessed at grade from the main frontage along McDougall Rd. and wrapping around the rear of the building into St. Matthew Square with functional amenity spaces interacting with the pedestrian realm. High quality gate treatments for each unit that are visually permeable.
- Strength – substantially sized amenity spaces at grade at front and rear to provide "eyes on the street"
- Strength – adding density in an appropriate location near transit/ LRT
- Strength –unique and interesting architecture
- Strength – substantial permeable landscaping at grade shown including vibrant flower beds, specialty seating and unique pavers

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- Strength -small retail spaces along 9th St with many entrances to add vibrancy to the street
- Strength – patio space at grade wrapping important corner at McDougall Rd. NE and 9th St NE – providing activation, eyes on the street and a gathering space.
- Strength – glass podium provides visual permeability at grade which increases safety/ interest and activates 9th St NE
- Strength – wide sidewalks surrounding the building promote highly walkable nature of the Bridges
- Strength – bike parking, benches and art sculptures specified to add to the public realm at grade around the building
- Strength – screened transformer, loading stall and consideration given to hide parkade entrance with landscaping, etc.
- Strength – well-lit perimeter with pedestrian-scaled lighting increases safety and uplift trees provide beauty at night
- Strength – Podium rooftop space looks great – it would be even better if it were part of a public bar/ restaurant the whole community could enjoy?
- Strength – substantial bike storage provided
- Challenge – we question if this building can in fact be built to achieve the architectural style presented in renderings. The painted glass skin method seems like a departure from the look desired/ presented, and has questionable maintenance cost or longevity.
- Challenge—Too many small all-rental units, not appealing to broader demographics
- Challenge— no stepback on west side along 9th Street to 15 storey tower – not human scaled – could appear to “loom” over the park and street with massing.
- Challenge – overall height of 15 stories is very disproportionate to surrounding buildings and there are over height concerns
- Challenge – with both towers being 15 stories there is no step down/ relational element to existing heights of surrounding buildings
- Challenge – Some concern for how trees will be planted – some in the first phase of the Bridges did not survive in the planters – we want to ensure survival with appropriate sized planters
- Challenge – Shadowing on surrounding parks is significant compared to mid-rise option
- Challenge – Shadowing on Community Association Hall lands including our playground, rooftop garden, skating rink is substantial compared to shadow of Bucco Radius building.
- Challenge – shadowing on neighboring Bucco Radius amenity spaces including private balconies and rooftop garden is significant compared to mid-rise option due to two towers and height.
- Challenge – Shared parking between commercial and visitor can easily leave a significant shortfall for one purpose or the other. We would prefer to see additional parking allocated to these combined purposes, with the developer able to sell off some stall after 12 months of full occupancy based on parking studies.
- Challenge – engagement opportunities seem to be ill-timed. Concern that Bucco Radius residents are unaware of the change in plans from mid-rise to 15 storeys.

2) Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area? YES.

- Reduce the height of the West tower to better fit with existing buildings, provide a transition and reduce shadowing on parks (max 10 storey). Reduce the height of the East tower as well.
- Step back west tower from street at podium

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- Explore ideas to improve articulation of west tower –, perhaps by turning it 45° or providing different articulation from base to reduce impact on pedestrian level.
- We would like to see the apron at the parkade entrance reduced with visually appealing parkade door, plus the door size minimized as much as possible to reduce impact on the pedestrian realm

3) Provide comments on:

- 1) The use (if identified—not applicable for single detached houses, semi-detached dwellings or duplexes).
 - Appropriate use and density for this area, height issues aside.
 - 2) The site design
 - Well oriented
 - 3) The building design
 - See above comments
- 4) Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
- Yes. The developer presented to the Bridgeland Riverside Community Association's Planning Committee
- 5.) Please provide any additional comments or concerns regarding the proposed development.

None.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors Planning Committee