

## Beltline Neighbourhoods Association Letter

**Gonzalez, Troy C.**

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**From:** Tyson Bolduc <planning@beltlineyyc.ca>  
**Sent:** Monday, October 15, 2018 9:47 PM  
**To:** Gonzalez, Troy C.  
**Subject:** [EXT] Re: LOC2018-0188 Land Use Redesignation Circulation

Hi Troy,

Apologies for not getting back to you. It was a miss on our part. We reviewed the application, but the response must have been lost in the chain of delegation.

We have reviewed the proposal with the applicant on three occasions: May 7 (with the Mount Royal community association), August 14, and October 9. Overall, Arlington Street has been very proactive about meeting with us and listening to our comments and concerns.

Generally speaking, we have no fundamental concerns with the proposed land-use redesignation and are essentially supportive of it. We understand that the applicant will be looking for additional height and density on the site (for a total of 5.0 FAR). In our view, this amount of density is not out of context for the avenue, but it is at the upper threshold of what we would believe to be acceptable at this location. Therefore, we would expect that the City provide a mechanism for ensuring that the ensuing development proposal respects the preservation of sunlight at Tomkins Park and maintains an appropriate pedestrian-scaled street wall along 17th Avenue. Given the importance of this site, we would insist that the project that results from this land-use be of exceptional quality and demonstrate a very high level of sensitivity to the public realm. Specifically, we would request that the applicant:

- maintain access to sunlight at Tomkins Park. Provide a sunlight preservation plan that follows at least the same criteria as those that exist for other parks and the river
- step the mass of the building back to maintain an appropriate human retail-scaled interface on 17th Ave
- prioritize the quality, size, scale, materiality and functionality of the retail CRUs in order to maximize their leasability. Ensure that a maximum amount of frontage is dedicated to retail
- put forward a proposal that is architecturally outstanding

Based on materials we have seen to date, our understanding is that the applicant is already sensitive to the above concerns and will be considering them carefully in their design. We understand that most of these comments actually pertain to the subsequent DP application. However, we would want to ensure that there is a mechanism in place for the City to make the approval of higher density contingent on meeting the above requirements. To this end, we would be strongly in favour of a concurrent DP process.

Based on our conversations with Arlington, we remain very confident that they are interested in providing a high quality development that is deferential to the importance of the site and the quality of the public realm. We are looking forward to seeing their proposal.

**Tyson Bolduc**  
Director of Planning and Urban Development  
Beltline Neighbourhoods Association

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