

Community Association Email and Applicant Response Email

From: Development Bankview [mailto:development@bankview.org]
Sent: Tuesday, April 16, 2019 4:13 PM
To: Ang, Benedict <Ben.Ang@calgary.ca>
Subject: [EXT] LOC2019-0009

Hi Ben,

The Bankview Development Committee is slow to comment on this however I see it still has time for the comments to be considered.

Firstly, the Development Committee does not support further densification of this particular street and this property. There are several high density buildings on the street and more people will cause more challenges; such as parking, waste removal, traffic etc. In addition we question the statistics in the developer's letter they state the rental rate is 61.78% whereas the City of Calgary's own [community profile info](#) states 69% compared to 27% for the rest of the city. Leading to the question where do these numbers come from?

Also, this street in particular was recently blocked by the city so that there is no through traffic, this combined with the adjacent park access makes this location unique. The committee sees great potential for a much different development that interfaces with the park and the street and fits the overall nature of the area.

Again we take issue with the statement "Therefore, we do believe that land-use redesignation from M-CG D72 to MCG will both benefit to the community and developer and will not have any impact to the existing neighborhood.", The Development Committee wants to realize the true potential of this location and does not want to add another high density development on this particular street.

Sincerely,

Nigel Lalande
Development Committee
Bankview Community Association

Community Association Email and Applicant Response Email

From: Nick Han [mailto:nnick.han@gmail.com]

Sent: Wednesday, April 17, 2019 1:52 PM

To: development@bankview.org

Cc: Ang, Benedict <Ben.Ang@calgary.ca>

Subject: [EXT] Re: Bankview CA Comments

Hi Nigel

Thanks for your understanding for our land use redesignation.

As we discussed, we are not changing the building form, or increase the height.

For now, we only try to remove the density modifier to make it two units.

But in the future, we may have a potential better development strategy to combine the north neighbor to fit the park and surrounding nature area.

Regards.

Nick Han