

Beltline Neighbourhood Association Comments



September 03, 2018

The City of Calgary – Planning, Development & Assessment
Municipal Building
800 Macleod Trail SE
Calgary, AB T2P 2M5

ATTN: Brendyn Seymour, File Manager

RE: DP2017-4075 – “Hat @ Elbow River” – DTR Resubmission

Dear Brendyn,

I am writing this letter on behalf of the Beltline Neighbourhoods Association (BNA) in response to the above-noted development application. The Beltline Urban Development Committee (BUDC) has reviewed the application and the updated DTR re-submission materials that were circulated. The BUDC also had an opportunity to meet with the applicant to review the original submission on January 30, 2018. In reviewing the re-submitted materials, it is clear that a number of our comments appear to have been considered. In consideration of the comments below, the BNA is generally in support of the amended application as submitted.

Since this project occupies a vital gateway site at a primary vehicular entrance to the Centre City from the south, and due to its scale, it is imperative that other impacted stakeholders are engaged. If the applicant has not already done so, we would strongly encourage them to reach out to neighbouring community associations. The project is also within the boundaries of the Rivers District Master Plan and adjacent to Stampede Park, and for that reason, we would also encourage the applicant to maintain an active dialogue with the Stampede and the CMLC so that impacts to the area vision can be addressed.

The BNA would also like to provide the following comments based on the review materials that were circulated and our correspondence with the applicant:

- The building's podium is very large and the BUDC would like to ensure that the applicant considers strategies and perhaps (such as additional glazing) to help reduce the visual mass and breakdown the scale. We would also note that this is an important gateway, and so our expectations for the quality and treatment of this facade and the urban interfaces are extremely high.
- Upon the initial review of the project, there appeared to have been some significant phasing challenges, and there was concern that the primary active portion of the podium facing Macleod Trail would be constructed after the remainder of the development. While we want to continue to stress the importance of building the active

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(eastern) portion of the podium in the initial phases, it does appear that our initial concerns have been resolved in the resubmission.

- The project's position along the Elbow river provides a great opportunity to provide a publicly accessible riverfront area and improve the pathway network – the BUDC would like to ensure the applicant considers strategies to improve the public realm on both the street and along the riverfront and take steps to improve pedestrian connectivity in the area. We also expect to see significant public amenities along the riverfront, and would encourage the consideration of new and creative ways of engaging with the river. Ample bicycle amenities are also essential.

Thank you for giving the BNA an opportunity to provide a comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyson Bolduc', with a stylized, sweeping flourish extending to the right.

Tyson Bolduc

Director of Planning and Urban Development, Beltline Neighbourhoods Association