

Beltline Neighbourhoods Association Letter



May 17, 2019

The City of Calgary
Circulation Control
P.O. Box 2100 Station M
IMC 8201

ATTN: Desmond Bliek, File Manager

RE: LOC2019-0045 – 1520 4th Street SW – Land Use Amendment

Dear Desmond,

I am writing this letter on behalf of the Beltline Urban Development Committee (BUDC) in response to the above-noted land use amendment.

The BNA wrote a letter of support for this project during its initial development permit application (DP2017-2886) as we felt that the development would be a great addition to the neighbourhood. The project brings density and unique features like "pedestrian mews" and a rooftop "cafe" that the BUDC was enthusiastic about.

While we liked the concept of refurbishing the building on DC Site 1, we understand that there are reasons why it has become more viable to replace the building. Although this new building exceeds the height and FAR of what would presently be allowed on this site, we support this land use amendment to allow it as the project remains true to the intent of the original scheme.

The applicant engaged with the Beltline Urban Development Committee during this shift in strategies, and after reviewing the circulation we feel that the replacement of the building on DC Site 1 does not alter the goals of the project.

In closing, the BUDC supports this land use amendment and looks forward to seeing the development take shape. Thank you for giving us an opportunity to provide a comment.

Please note that the BNA's Director of Planning, Tyson Bolduc, has not been a part of this review process due to his prior professional involvement with this project.

Sincerely,

Rob Gairns
Planning Coordinator, Beltline Urban Development Committee
BNA Board Member