

2020.09.04

Hello Neighbour,

We would like to express our gratitude for your ongoing commitment to your community, and we grow ever more excited to become a part of it. As we enter the fall season, we would like to provide you with an update on the Jacques Lodge redevelopment. Following our initial engagement process, we submitted our Land Use Amendment / Outline Plan (rezoning) application for the Jacques Lodge site to The City of Calgary (“The City”). The application is now under review and detailed comments from The City are expected mid-September.

Following the submission of our application, we became aware, through the efforts of both the Community Association and directly impacted neighbours, that residents within the community have ongoing concerns about our application. Specifically, residents have expressed concerns regarding the following items:

- The scale of development at the southeast corner of the site. Residents are generally concerned about the height and design of the apartment building planned for this location, and specifically the interface along 24 Street SW. This includes the overall height prescribed in the proposed zoning and how this differed from the original intent communicated by Brookfield. Community members have a desire to minimize potential negative impacts to the existing residents that live east of 24 Street SW.
- Traffic capacity and site access/egress. Residents remain concerned about the increase in the number of vehicles entering and exiting the site that will result from the development, and the potential for conflicts between vehicles, pedestrians, and cyclists. Particular concern has been raised about the ability of the 26 Street SW and Bow Trail intersection to handle pedestrian access to the LRT station from our site, and the ability for vehicles to egress onto eastbound Bow Trail.
- Parking to accommodate residents and their visitors. There is a desire to ensure parking is managed effectively for the development and to minimize spill-over parking into adjacent areas.

Additional Limits on the Scale of Site 5

We applied for a Direct Control District land use district that separates the different future housing types into five sites. The apartment building site is referred to as “Site 5” within our application. We based our application for Site 5 on the regulations within the Multi-Residential – High Density Low Rise (M-H1) District. The M-H1 District allows for the flexibility to incorporate both setbacks from the street and step-backs for upper floors. This flexibility is not available within other land use districts (such as M-C2). Using M-H1, our architect can develop creative solutions for a building that “steps down” towards 24 Street SW that in theory aligns with our design intent communicated during our initial engagement. From this, we crafted and included the following custom regulation for Site 5 to further restrict the height of buildings in that location:

“Within 20.0 metres of the property line adjacent to 24 Street SW, the maximum building height is 23 metres.”

We have heard from the community that this clause does not go far enough to ensure a sensitive transition, nor align with our design intent, and that additional direction and restrictions are necessary. We will work with community members and The City to revise our application over the coming weeks to reflect community feedback. As a reminder, we intend for Site 5's land use regulations to allow for a maximum five-storey building adjacent to 24 Street SW, incorporating three-storey townhomes facing onto 24 Street SW. This will allow for a sensitive transition to the existing development to the east. We will work collaboratively to develop custom regulations within the Direct Control land use district that address community concerns.

Sufficiency of Pedestrian Access, Vehicle Egress, Intersection Capacity, and Parking

We are aligned with you; our joint work with The City and the community to address transportation-related issues will augment the success and marketability of our project. We have submitted our Transportation Impact Assessment to The City as part of our application and are now awaiting feedback from The City's Transportation Department. Once we receive the results of their review, including parking counts, we will provide an update regarding The City's analysis of the capacity of the adjacent intersections and any resulting revisions to our concept or required improvements to the local transportation network.

We want to thank you for the thoughtful comments, questions, and feedback you have provided over the past months. We have written back to many of you directly. If we haven't, please reach out and let us know. We value community feedback and our relationships with our neighbours, and we look forward to continuing the conversation and providing further updates when they are available. As always, please feel free to reach out to us directly or visit our website at www.cultivateideas.ca/jacquesslodge.

Sincerely,

Ryan Moon
Brookfield Residential

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