



File Manager
Development Permit DP2020-2909

July 31, 2020

Thank you for the opportunity to comment on this Development Permit.

The Calgary Heritage Initiative Society has a number of concerns about this potential development. These include:

Loss of the Rossmore apartments. This site listed on the Inventory of Historic Resources as a Community Historic Resource.

Loss of the brick home at 302 15 AV SW. Submitted in 2016 for possible inclusion on the Inventory of Historic Resources but has not yet proceeded through the evaluation process

Demolition of both buildings are also a concern as they are part of a unique heritage streetscape which includes the Central Memorial Park & Library, Haultin School, Western Hospital, Alexandra Block, Rossmore Apartments, and are one of only a few remaining intact historical block faces within the Beltline (currently thought to be just 1 of 3 remaining)

Concerns regarding the interface with the adjacent Alexandra Terrace.

The abrupt transition from the new development to the adjacent Alexandra Terrace (listed as a City Wide Historic Resource) which is against policy 4.6 (g) in the Centre City Guidebook of the Municipal Development Plan

g. Ensure new development is contextual with adjacent heritage buildings and the existing heritage character of the block through the use of setbacks, massing, street wall height and landscaping, allowing relaxations to occur where necessary.

Note that previous land use changes on this site which predate the MDP would not have been supported today as they go against section 4.6 (d) of the Centre City Guidebook

d. Discourage land use changes that would reduce the viability of retaining heritage resources.

Lastly, the recently supported Heritage Tools & Incentives provides the highest level of heritage tools where greater than 50% of the block face is occupied by heritage or character buildings. The loss of the two structures may reduce the Alexandra Terrace to occupying less than 50% of the block face, reducing its chances for preservation in the future by downgrading it from being eligible for Layer 3 – Direct Control Heritage Area to Layer 2 – Discretionary Guideline Area, causing a ripple effect outside of the direct loss of the Rossmore and 302 15 AV SW.

Sincerely,

Calgary Heritage Initiative Society