



Hello,

I am writing to provide you with an update on the “2400 Block” project on 23 Av and 5 St NW.

As mentioned previously, in 2019, this site was redesignated (zoned) from R-C2 to M-C2 (M-C2 is a multi-residential designation in the developed area that is primarily for 3 to 5 storey apartment buildings). The MPCA originally provided alternate zoning suggestions on the application and eventually opposed the application at Council on October 21, 2019.

You can find the MPCA’s submission to the Calgary Planning Commission on September 5, 2019 [here](#) (page 393).

You can find the MPCA’s submission to Calgary Council on October 21, 2019 [here](#) (p. 179, Item 8.6.1). An MPCA representative attended the meeting in person and spoke against the application (1:14:55 of the Council [video](#)).

In late December, the landowner approached us with their proposal for this site, which at that time included community continued-recovery housing, with the intent to further engage with us and the community. At that time, the MPCA encouraged the applicant to conduct proactive and comprehensive engagement with the community. Minutes from the January, 2021 meeting with Fresh Start can be found [here](#).

Since the Development Permit application was submitted, the following events have transpired:

- Further engagement from the applicant has **not occurred** beyond setting up a website
- The MPCA P&D Committee has reviewed the Development Permit application
- The MPCA has received an **overwhelming response** from the community indicating concerns regarding details of the application as well as the lack of engagement. Please note that MPCA has also received some messages of support for Fresh Start as an organization.
- The intended tenant, Fresh Start, has withdrawn from the application process

As a result, the MPCA has submitted a letter to the City indicating their **opposition** to the application on behalf of the community. The letter can be found [here](#). We have also been informed that the City File Manager will continue to receive feedback on the application after the original March 16 due date.

Thank you for your interest in our community. If you have questions or concerns, please contact me at the email address below.



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Social Media Post

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