

Community Association Letter



The Capitol Hill Community Association
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September 25, 2019

Mr. Allan Singh
File Manager
City of Calgary
Planning and Development
PO Box 2100 Station M
Calgary AB T2P 2M5
Email: allan.singh@calgary.ca

Dear Mr. Singh,

RE: DP 2019 - 0075 – 11 Unit Town House Development

The Planning and Development Committee for Capitol Hill Community Association (CHCA) is pleased to offer this letter of support for the above multi-family development located at 1404-1408 22nd Avenue NW.

The site is unique and is an important component in Capitol Hill's effort to integrate multi-family density into the neighbourhood. The community embraces development and higher density in projects which meet certain criteria, namely, location and design.

The North Hill ARP, which includes Capitol Hill, was recently amended and the CHCA Planning and Development Committee played a key role working with the City Planners and the residents of Capitol Hill throughout the amendment process.

Density was encouraged in the form of M-CG and M-C1 developments and the new R-CG land use. More importantly, the ARP calls for multi-family density along major roadways, specifically 20th and 24th Avenues as well as 10th Street and 14th Street. In keeping with the ARP, the Development Committee supports the proposed Land Use for this site.

This development site meets the criteria of an appropriate location for multi-family residential. The Development Committee has reviewed the conceptual Site Plan and we feel the design will add a great deal of density to the street while respecting the scale of single family and semi-detached homes which make up most of the block.

The design is for 11 townhouses all of which address the street edge in an urban manner, i.e. there are entries, stoops or porches and no interruption of the pedestrian space by driveways or vehicular crossings. The important edges, 22nd Avenue NW and 13 Street NW, will be animated by the families living in the units and enjoying the porches that have been provided. This type of street-oriented development is what makes neighbourhoods livable and better able to transition from single-family to multi-family in a sensitive manner. By keeping the vehicular traffic to the interior of the site, the design team has created an urban environment where the pedestrian will be able to converse with the homeowner in a safe and spontaneous way.

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It should be noted that the Developer and Architect visited our Development Committee long before they started the design process; they are holding an Open House for the neighbours on October 23rd, 2019 at the Capitol Hill Community Association, 7:30 – 9:00. This engagement is scheduled before the design team begins the schematic design process so they could incorporate comments from those affected most by new development.

The applicant has been transparent and proactive with our committee throughout the process which we find always makes for a congenial atmosphere for all stakeholders.

The Development Committee is encouraged by the conceptual site design drawings and we anticipate this development will raise the bar for more density and better design in future developments in the area. The Capitol Hill Community Association encourages your office to support the development as we feel the architects and developer have provided a welcome addition to the building stock in our community.

If you have any questions please feel free to contact me.

Sincerely,



Erin Shilliday – Architect AAA
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cc: CHCA President and Development Committee Chair
Druh Farrell, Ward 7 Councillor
Todd Jackson, Jackson McCormick
Chris York, Riverview Custom Homes