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*[Signature]*

February 29, 2020

The City of Calgary

Standing Policy Committee on Planning and Urban Development (PUD) reference # PUD2020-0164

**RE: Proposed North Hill Communities Local Area Plan**

I am writing to voice my concerns regarding the proposed plan. As an advocate of making Calgary a great city, I participated in the engagement opportunities with The City regarding North Hill Communities local area plan with a specific interest in the Crescent Heights area. I am disheartened to see what has been agreed upon at the sessions changed that I participated in and my concerns have not been addressed by the plan. While believe that the plan is premature pending the resolution of the GreenLine, the focus of this letter is on the potential loss of character, lifestyle and sense of place in the historic areas of Crescent Heights.

More specifically, I respectfully request that consideration be given to two areas:

**1. Protect the historical view corridor to Balmoral School clock tower.**

This tower is a significant landmark and has functioned to help create sense of place and wayfinding for over a hundred years (built in 1913). In particular, the view along 1A Street NW should be protected. Highlights from the MDP that support the protection of important sightlines include:

- The whole of section 2.3.3 Heritage and Public Art, for example: (b) *"Ensure that the protection and enhancement of historic assets...and form part of the wider design and urban development agenda."*
- The whole of Section 2.4 Urban design, for example: (a) *"locate and design significant sites and public buildings to promote their civic importance..."* Retaining the view to the school enhances its importance in the community; and (c) *"Identify, preserve and enhance scenic routes and principal views of important natural or constructed features"*

In addition, the Guidebook identifies under 2.29 that Local Area Plan content **should include identification of special view corridors in Chapter 1 and identify "existing or new landmark sites or gateway sites and key view corridors"** 2.29(f). Further it states that Chapter 2 section 2.5(a)(ix) that **developments should respect view corridors in local area plans**. Recognition of this important view line within the Local Area Plan is needed.



View looking north on 1A Street to Balmoral School. The current plan does not acknowledge this view corridor and identifies it for buildings up to 12 stories on 16<sup>th</sup> Avenue and 6 stories on 15<sup>th</sup> Avenue. If built to this height, it would effectively block this historical view corridor; reduce the prominence of this civic building; hide its cultural and historical significance; and lose its function as a means to support wayfinding and creating sense of place.



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To address this concern, I respectfully request amendments to the plan in Chapters 1 and 2 to protect the view corridor down 1A ST W to Balmoral School. In addition, City Council may wish to have additional view corridors to the tower recognized such as views from key intersections along 16<sup>th</sup> Avenue such as those from 8<sup>th</sup> Street and 4<sup>th</sup> Street.

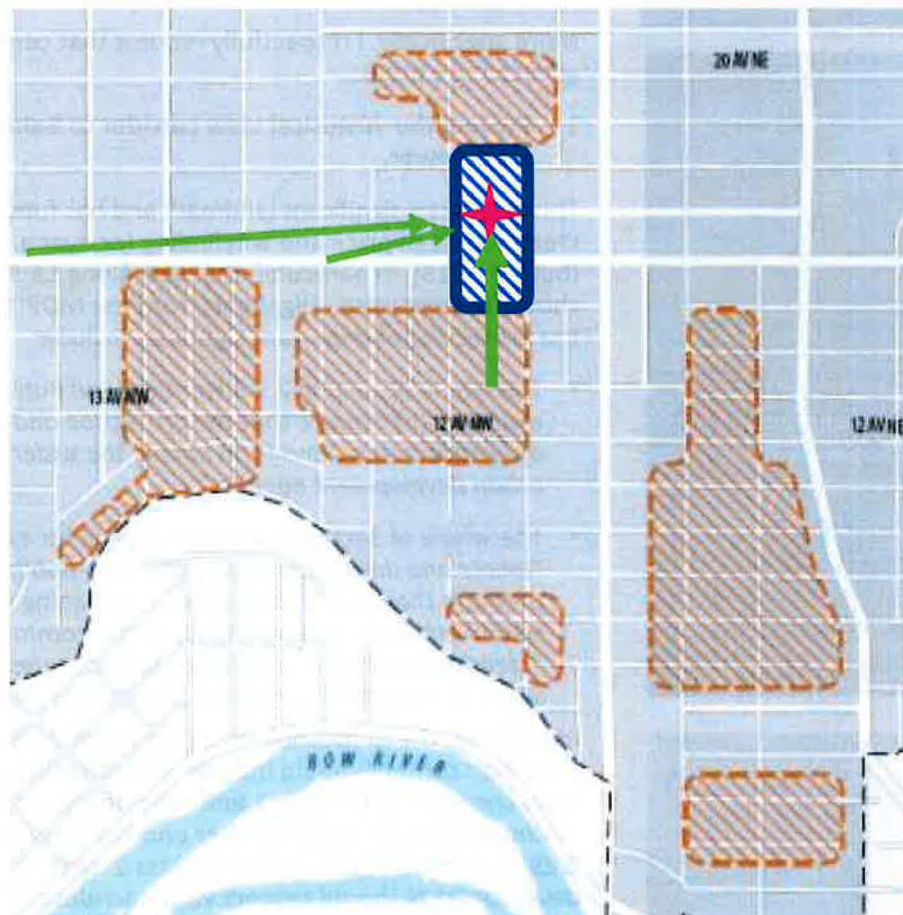
In addition, I request an amendment to the Heritage map in Appendix C of the plan to help ensure that views to this historic landmark are considered in future planning decisions.

-  View Corridor
-  Balmoral School clock tower
-  Area proposed to be included as a Heritage Planning Area to protect historic view corridor.

Excerpt from:  
MAP C:  
Heritage  
Planning Areas

Legend

-  Heritage Planning Areas
-  Plan Area Boundary







View looking northwest at the corner of on 1 Street and 14<sup>th</sup> Avenue NW. Two significant, well maintained century homes. The Plan currently proposes 6-storeys at this location. Having increased building height at this location will discourage the retention of these historic homes. This corner is particularly historically significant as the Wild Rose Church, which is also historically significant sits immediately across 14<sup>th</sup> Avenue (to left of picture).



1428 1A ST NW, renovated c.1913 2-story home, immediately adjacent to proposal for 6-storeys



Heritage tree located on 15<sup>th</sup> Ave. in front of two character homes. Increased building scale at this location will put development pressure on these community assets.

## 2. Maintain lower building height where required to encourage heritage preservation and respect building scale and privacy of adjacent properties.

There are a number of MDP policies that supports this. Examples include:

- Section 2.2.1 (b) (i) *"maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential area through limits on allowable heights and bulk of new development"*; (ii) *"creating transition in development intensity..."* and (iv) *"massing new development in a way that responds to existing scale"*.
- Section 2.2.4 (b) (v) *"distinctive, attractive neighbourhoods that feature architectural and natural elements that contribute to local identity and strong sense of place"*
- Section 2.3.2 (a) *"Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness"* (b) *Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas;* (c) *Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.*

The Map 4 of the plan currently proposes an increased building scale along the west side of 1 Street NW between 14 and 15 Avenues and the both sides of 15<sup>th</sup> Avenue NW between 1<sup>st</sup> and 2<sup>nd</sup> Streets. There 3 main concerns with this proposal.

**First there currently exists a number of character homes located in these areas** and identifying these areas for higher building heights decreases the likelihood that these houses will be preserved. It is worthy to note that many of these houses are well maintained and will be present for the foreseeable future. In fact, a character home on 15<sup>th</sup> Avenue is currently being renovated.

Second, if redevelopment occurs adjacent to these buildings, they should **maintain a similar building scale to help promote the prominence of these historic assets.**

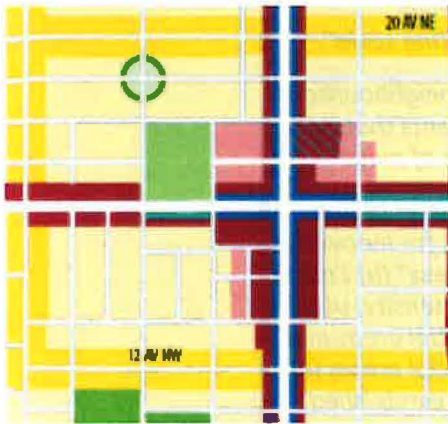
The third concern is that **these parcels back onto single family back and side yards. Without even a lane to help create separation, the overlooking from higher elevations will create sightlines into many private spaces and would materially interfere and affect the use and enjoyment of these properties.** In addition, the building massing of 6-storeys immediately adjacent to character homes such as the recently renovated c.1913 home shown in the picture to the left does not respect the existing neighbourhood character.



**MAP 3:**  
**Urban Form**

**Legend**

- Neighbourhood Housing Local
- Neighbourhood Housing Minor
- Neighbourhood Housing Major
- Neighbourhood Commercial Minor
- Neighbourhood Commercial Major



Increasing building heights along the north side of 15<sup>th</sup> Avenue should respect existing homes (many are single story post war homes) and the neighbourhood local urban form as shown in map 3 by having individual entrances to ground orientated units facing 15<sup>th</sup> Avenue.

The change to the plan that I respectfully request is to amend Map 4: Building Scale to change the areas shown in blue on the bottom of this page from Low (up to 6 Storeys) to Limited (up to 3 Storeys).

In sum, the changes I am proposing are to achieve 2 outcomes. The first is to protect the historical view corridor along 1A Street to help maintain community character, create a sense of place and promote pedestrian wayfinding. The second desired outcome is to promote the retention and prominence of historic homes and respect the existing urban form.

Sincerely,

Tim Holz



**Proposed amendment to Map 4**



Request blue section to be classified as Limited (up to 3 Storeys)

**MAP 4:**  
**Building Scale**

**Legend**

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks and Open Space
- Plan Area Boundary