

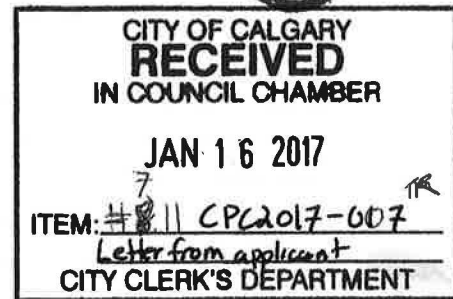
The Capitol Hill Community Association

1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859



January 16, 2017

Jessica Siriphokham
Planning, Development & Assessment
P.O. Box 2100 Station M
Calgary AB T2P 2M5
Email: DP.circ@calgary.ca



Attention: Jessica Siriphokham, File Manager
Email: Jessica.Siriphokham@calgary.ca

Dear Jessica,

RE: Request for Comment on Assisted Living – 1812 17th Avenue NW

Capitol Hill Community Association (CHCA) would like to provide comment on the design by Rick Balbi Architects for the new Assisted Living development – at 1812 17th Ave NW.

Here are some items we discussed that we would like to see addressed as some issues could be problematic with the immediate neighbours and the community at large.

1. The applicant has been working with the Capitol Hill Community Association (CHCA) for a couple of years on the project. Originally the design considered a single building on the 350' long lot. The proposed use was for Assisted Living and the Land Use requested was for M-CG. At the time the CHCA was in the process of re-writing the Area Redevelopment Plan (ARP) for Capitol Hill with the City Planners and the applicant was asked to delay the Land Use application until such time that the community could investigate the best Land Use for this area in Capitol Hill. Rick Balbi Architects was subsequently retained by the applicant; when the ARP/Land Use document was completed Mr. Balbi presented the design to the CHCA Development Committee; we also facilitated a presentation for the immediate neighbours of the development. The design presented by Mr. Balbi is comprised of 3 separate buildings with generous (+/- 25'-0") side yards. The buildings are connected below grade and provide a sensitive approach to integration of the project into the streetscape.
2. The neighbours appreciated the approach to the development and were particularly concerned that the final design submitted for DP would look very much like that which was presented to the group. To this end, the neighbours and the CHCA would like to see a **concurrent DP process** whereby the first reading of the Land Use application could take place immediately while second and third readings would occur after the DP

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process has run its course. In this way, the neighbours and the CHCA would have some certainty that the design which fostered the Land Use application will result in a similar built form.

3. Aspects of the current design that the neighbours and the CHCA would expect to be incorporated in to the DP submission would be:
 - a. A DC Land Use with M-CG as the base district
 - b. Three (3) buildings of 12m height connected below grade
 - c. +/- 25'-0" side yards between the buildings
 - d. Service areas (Waste and Recycling) to be accessed off 17th St NW and the lane
 - e. Parking lot to be accessed off the lane, not a street
 - f. Potential for publically accessed park on the corner of 17th St and 17th Ave NW
 - g. Buildings to stay close to 17th Ave NW property line to allow for increased rear yard
 - h. Continue to meet with neighbours and CHCA throughout the design process.

We would like to thank the applicant and Mr. Balbi, again, for working with Capitol Hill Community Association throughout the Land Use process for this project. The experience has been very rewarding for our committee. We can state without hesitation that a healthy relationship between developers, architects and communities can create architecture that benefits everyone.

Erin Shilliday – Architect AAA
Capitol Hill Community Association Planning Representative

cc: CHCA President and Development Committee
Druh Farrell, Ward 7 Councillor