

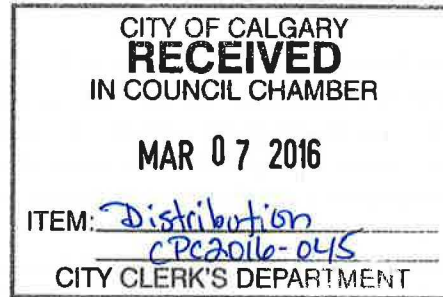
The Capitol Hill Community Association

1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403 289 0859



January 10, 2016

Calgary Planning Commission
C/O Craig Davies, Senior Planner, South Area
Local Area Planning and Implementation
The City of Calgary
P.O. Box 2100 Station M
Calgary AB T2P 2M5



Ladies and Gentlemen,

The Capitol Hill Community Association would like to thank the City of Calgary and the Planning Department, in particular Craig Davies, for engaging and guiding our Planning, Development and Transportation Committee through the ARP process. It has been elucidating, iterative, rewarding and naturally not without some disappointment in some aspects of the document before you.

We urge the C.P.C. and Council to Approve the ARP With Changes and direct Mr. Davies and his group to amend these oversights which we list below.

Capitol Hill has throughout this process embraced increased density in a variety of manners and locations, as a matter of civic pride. Density, for us, equates to vibrancy, diversity and safety in numbers. But with density comes responsibility: to provide a safe pedestrian and bicycle network; to establish pervasive park space in the form of vest pocket parks and woonerfs; and to create public improvements throughout Capitol Hill, especially along our commercial corridors and nodes. As an inner city neighbourhood we feel it is our obligation to absorb density and at the same time have a hand in keeping pace with densification by implementing these types of public enhancements for the benefit of the community.

1. Capitol Hill is determined to negotiate with developers for *more* density than provided in this ARP (along, 16th Avenue NW, 20th Avenue NW and 14th Street NW, for instance). However, we require access to a Bonus system, embedded in this bylaw, such as is place in the ARP's for the Beltline and the TOD districts in Calgary. We would ask the C.P.C. and Council to support this request so that Capitol Hill can underwrite some of the costs of public improvements and set a truly urban example of inner city growth.
2. We believe that the R-CG land use can have a profound effect on parts of Capitol Hill and would like a City-initiated Land Use Redesignation to be applied to the length of 20th Avenue NW and 24th Avenue NW.
3. We request that the Future Land Use Policy Plan (Map 4) and the Maximum Building Heights (Map 5) be amended to show the south side of 17th Avenue NW, west of 14th Street NW, as having a Land Use of M-CG and a building height of 12m. This item is critical as the land use would then match the land use and built form on 17th Avenue NW on the east side of 14th Street NW as well as adhere to the principle enshrined in the 16th Avenue ARP that development along the 16th Avenue corridor should step down to the low density heights in the neighbourhood. The 16m height limit on Map 5 is inconsistent with the 11m height of the proposed R-CG land use on the north side of 17th Avenue NW and the 16th Avenue ARP.
4. On 23rd Avenue NW, west of 14th Street NW we would expect the M-C2 land use to extend into the block for 150' with only the westerly 100' to have a 16m height limit; the easterly 50' of this land use should step down to a 12m height limit. The remaining 2 lots east of this land use should then be proposed as R-CG. This is a point we have consistently raised at our meetings with the Planners. Our position is unwavering as this is a unique block and while residents understand the benefits of having height and density along 14th Street NW, the built form should not impact the adjacent properties and the park in an adverse manner.