

Community Association Letter

The Capitol Hill Community Association

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



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Circulation Control
Planning, Development & Assessment
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Email: cpag.circ@calgary.ca

Attention: Kelsey Cohen, File Manager

Email: Kelsey.cohen@calgary.ca

Dear Ms. Cohen,

RE: Request for Comment on LOC2019-0002 (1516 21 AVE NW)

Capitol Hill Community Association (CHCA) is pleased to provide comment on the Land Use Amendment application noted above. CHCA would like to provide the following comments.

First off, we appreciate the applicants willingness to discuss the proposal with us prior to the Land Use application. We raised some of the immediate concerns we had during that meeting and appreciate that the applicant made changes to the proposal to address our concerns.

We did request that the applicant hold an open house to engage the neighbours and be available for any questions they may have but unfortunately that did not take place. We have heard from some of the neighbours that the applicant was somewhat evasive in answering their questions.

At our last Development Committee meeting we reviewed the current proposal and after a lengthy discussion offer the following comments.

The current proposal is an improvement from the original proposal being the height has been lowered. Without a site plan however, it was difficult for us to review how much site coverage there is and how much wall will face the neighboring properties. We would hope that the exposed building face of the building proper and garage be similar to that of a typical townhome development. As mentioned at our initial meeting, the CA's vision of this site was to be a maximum of an RC-G.

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The idea was to have higher density for the 1st 100' in from 14th Street with the building mass tapering down to a rowhouse type massing or at maximum MC-G for the next 50'. The subject site you are proposing starts at the 200' in mark from 14th Street. As such, we still have reservations to this proposal. We made our vision very clear to the COC personnel and community members during the ARP revision process. The COC staff seemed to be on the same page with this vision. The following is an example of what we envisioned:



Savoy (corner of Kensington Road and 19th Street NW)

We should also point out that the Savoy development is on a 100' site, so at the 150' point the building is near a rowhouse massing already, plus there is a lane separating this development from the adjacent single and semi-detached dwelling buildings.

Even though an M-CG development should provide some street facing entries at grade, the overall feel of the building will more reflect an apartment style with single walkway and single point of entry. The vision of the ARP for mid block sites past 150' in from 14th street was to have townhome type buildings rather than apartment style, much like seen on right side of the image above.

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Another example of the vision for these mid blocks:



In summary, we believe a mid block site such as this should remain at R-CG. In general, we do not want to see MC-G sites popping up mid block on residential roads that are not collectors or greater in traffic volume. The only reason this particular site was suggested as RC-G rather than remaining as RC-2 was because of the public park space across the street.

Feel free to reach out if you have any questions or want to discuss further.

We trust the Planning department will consider these comments when rendering their decision.

Sincerely,

Cam Collingwood

On behalf of the Capitol Hill Community Association Planning committee.

cc: Jessica Lajoie, CHCA President
Druh Farrell, Ward 7 Councillor

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