

Applicant Submission



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Calgary, Planning and Development

Planning Rationale/Applicant Submission – Capitol Hill Apartments

Land Use Redesignation from low density to medium density (MH-1)

1820 to 1832 17 AVE NW Calgary

We have been tasked with applying for a land use redesignation for the parcels noted above. In our opinion, the policy change will be beneficial to the community and the City of Calgary, and falls within current guiding policy as follows:

- **Housing Crisis.** This project will inject more housing in a transit friendly area. The proximity to University of Calgary, SAIT, Northhill Mall, foothills hospital and LRT makes this an ideal location for multi-family development, with minimum impact on transportation flow. We are moving away from exclusionary zoning and toward a more complete neighbourhood.
- The project resides adjacent to the 16 Avenue North Main Street policy which asks for a minimum of 200 residents/jobs per hectare, however, it may be much more suitable to have housing off of this busy and rather loud main corridor and can create a reasonable transition to the lower density adjacent parcels.
- As per the North Hill Communities Local Area Plan, the site is immediately adjacent to the Neighbourhood Commercial strip along 16 Avenue North and is subject to a low building scale of up to six storeys. As a Neighbourhood Local urban form, the programming is intended to be primarily residential for a scale transition near activity centers and public transit.
- The subject site is located within the Developed Residential Inner-City area in the Municipal Development Plan and is consistent with the intensification and character of the neighbourhood.
- **Climate Crisis –** Densification in well connected regions provides a small footprint compared to low density housing on the periphery of the City. This, coupled with reduction of vehicular use, and strict energy use policy and codes means we are meeting the crisis head on.
- The Project falls within the guiding policy of the MDP.

We recognize that community outreach will be an important aspect of the application process and intend to engage the Community Association, Councilor Terry Wong's Ward 7 office, and notify the properties in the surrounding area for an open house early in the concurrent development permit process to gauge general comments. Based on the constructive criticisms received from this initial engagement, we will close the loop with another open house session to address what we heard and what we did to enhance the neighbourhood with this modest six-storey apartment.

Yours truly,

A handwritten signature in black ink, appearing to read 'Hans Koppe', written over a white background.

Hans Koppe, Architect, AAA, AIBC, MAAA, MSAA, LEED® AP
Casola Koppe Architects