

Valley Ridge Community Association letter

October 16, 2018

Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

By Email: DP.Circ@calgary.ca

RE: LOC2018-0205 -- COMMENTS FROM THE VALLEY RIDGE COMMUNITY ASSOCIATION (VRCA)

Dear Sir/Madam,

Thank you for the opportunity to comment on LOC2018-0205, a land use re-designation and ASP height amendment in Medicine Hill.

The VRCA hereby formally states our opposition to the proposed amendments.

We note that on page 5, item (10) in Bylaw Number 341D2017, Amendment LOC2017-0118 passed by Council on November 6, 2017, states: "The maximum *building height* in this Direct Control district is 21.0 metres."

The subject land use re-designation proposes an MH-2 District base with a maximum building height of 50m. This represents an increase of 29m or 2.4 times the maximum height as defined in the existing land use amendment, passed by Council just last year. We find this increase to be excessive. In our view, should it be approved, it will set a troublesome precedent with negative affects both in terms of the visual impact further shielding views of the Paskapoo Slopes and the incremental traffic volumes to the road network and access/egress points into Medicine Hill.

Thank you again for the opportunity to provide comments regarding LOC2018-0205 on behalf of the VRCA.

Submitted on behalf of the VRCA,



Grant Knowles,
Director, Community Planning & Development, VRCA
Email: planning@vrca.community

cc. Councillor Ward Sutherland, Ward 1
Ralph Smith, Chief of Staff to Ward Sutherland, Councillor, Ward 1
Gareth Webster, Planning and Development, City of Calgary
Dave McCarrel, President, Valley Ridge Community Association