

March 14, 2019

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 - - AMENDED COMMENTS FROM THE VALLEY RIDGE COMMUNITY ASSOCIATION (VRCA)

Dear Sir/Madam,

This letter contains additional comments building on the VRCA's letter of October 16, 2018 regarding LOC2018-0205, a land use re-designation and ASP height amendment in Medicine Hill. We stand by the points raised in our Oct. 16, 2018 letter.

After undertaking a best efforts approach with Trinity at a meeting on March 7, 2019, the VRCA remains opposed to the proposed amendments.

To reiterate, the proposed amendment requests approval for an increase of 29m or 2.4 times the maximum height of 21m for Block I (DC341D2017), passed by Council in 2017. We find this increase to be inappropriate and excessive.

More broadly, the VRCA's primary reason for opposing this land use and policy amendment is from a technical perspective. In our view, should Council approve the subject proposal, it would contradict various elements within Council's approved Canada Olympic Park and Adjacent Lands Area Structure Plan (the "ASP") and other Council approved Guidelines. The VRCA is concerned that certain policy constraints within the ASP, described below, are not being properly addressed. We have concerns regarding the potential implications for an adjacent policy area that could enable a similar situation to arise in the future when development proceeds within the nearby Calgary West Area Structure Plan, amended in 2014. The Calgary West lands are nearly contiguous and are located less than 1 km to the west along the same north facing Paskapoo Slopes.

Below we offer further comments in support of our position, and also the results of a meeting held between representatives from the Valley Ridge Community Association's (VRCA) Planning Committee and Trinity Development on March 7, 2019.

TRINITY / VRCA MEETING: MARCH 7, 2019

On March 7, 2019, Mr. Grant Knowles, Chair of the VRCA's Planning Committee and Ms. Heather Decterow, a committee member, met with representatives from Trinity Development Group, Mr. Aly Premji, Director of Development and Planning and Mr. Cameron Wallace, Real Estate Advisor, Catalyst. The meeting purpose was to engage with Trinity to determine whether some middle ground could be found to alleviate the VRCA's opposition to Trinity's proposed amendment. The meeting was unsuccessful in this regard.

VISUALLY OBTRUSIVE SITE DESIGN

The proposed amendment results in a visually incompatible and highly obtrusive site design when viewed from the Trans Canada Highway (TCH).

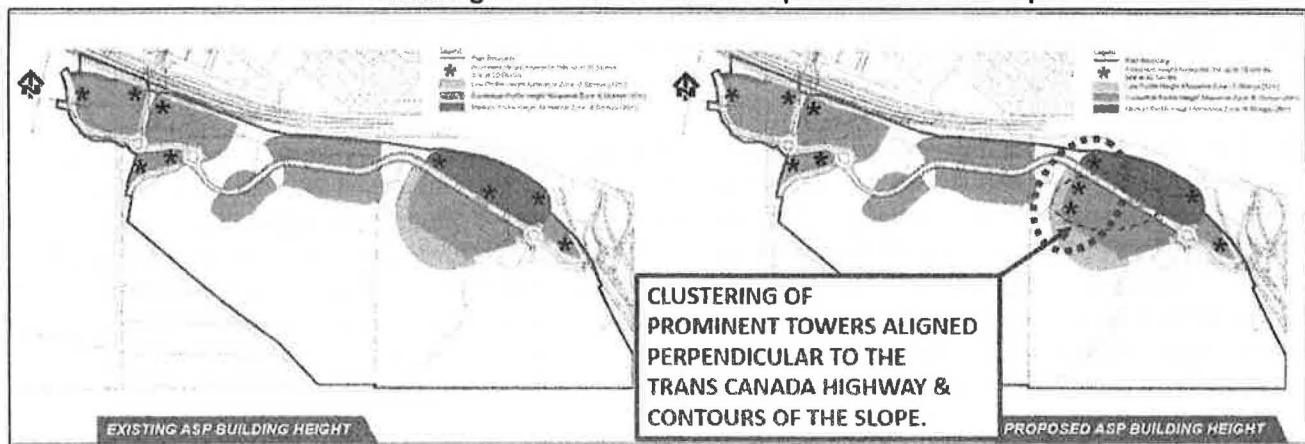
The VRCA contends that Trinity's proposed amendment, with the number of prominent towers increased from four to five in the Commercial District, together with the repositioning of one tower from Block H to Block I creates a clustering of towers (FIGURE 1) away from the "base of the escarpment along the Trans Canada Highway" (see below). This results in an increase of prominent towers in Trinity's overall development from nine to ten, that in our view, contradicts the principles of the Canada Olympic Park and Associated Lands Area Structure Plan (the "ASP"). We contend the increase in the overall number of prominent towers and re-positioning of two of them away from the TCH results in a clustering effect (Trinity's words also) that fails to conform with Section A.4, Visual Compatibility in the ASP, recently amended in 2017. In support of the VRCA's position and comments above, on page 71 of the ASP, under Section A.4.2, Guidelines, subsection (1) Purpose, states:

"development within the plan area is as visually compatible and unobtrusive as possible when viewed from the Trans Canada Highway."

Further, on page 72 of the ASP, Section A.4.2, subsection (2) Height, (ii) (A) the ASP states that:

"Buildings should not exceed three stories in height unless it is determined that (ii) the building will be (A) located at the base of the escarpment along the Trans Canada Highway"

FIGURE 1: Clustering of Prominent Towers Perpendicular to the Slopes

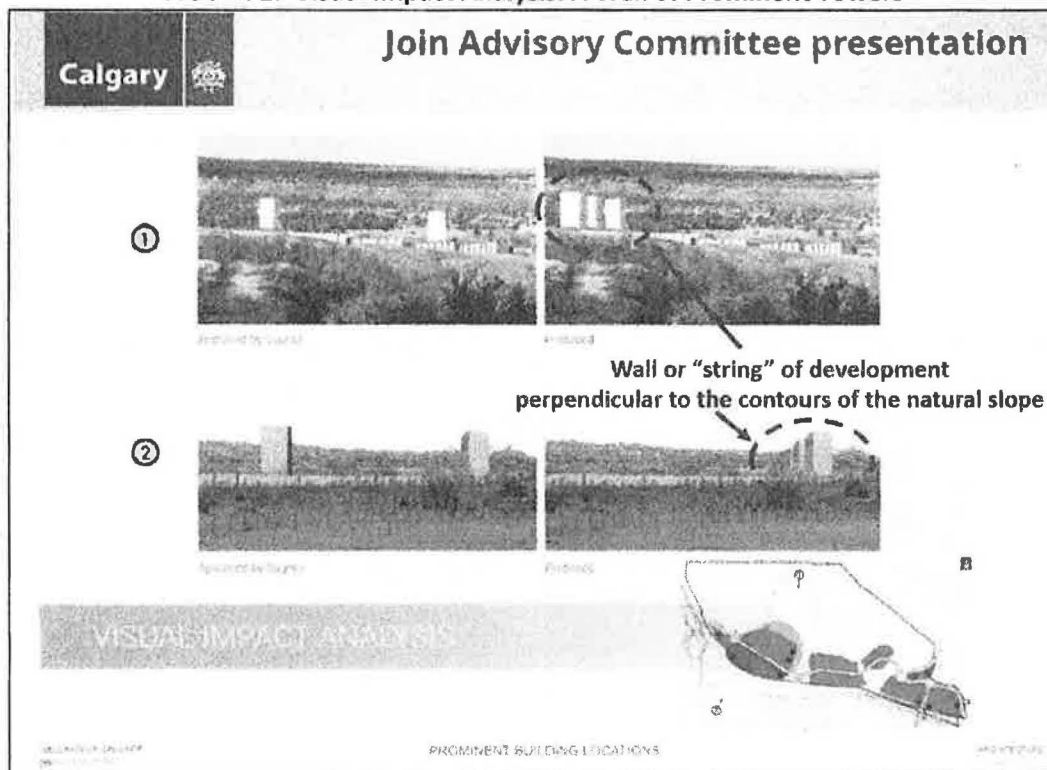


ALIGNMENT OF PROMINENT TOWERS CREATES A WALL ALONG THE SLOPE

Section A.4, Visual Compatibility in the ASP also addresses orientation of buildings along the slopes. The subject land use amendment proposes to linearly align the three prominent towers located at the western limits of Block H and I at right angles to both the contours of the natural slope and with the TCH (FIGURE 2). In the VRCA's view, this creates a visually imposing wall of prominent towers greeting travellers arriving at the western gateway to the City that again fails to conform with the direction and spirit of the ASP. In support of the VRCA's position and comments above, on page 72 of the ASP, under Section A.4.2, Guidelines, subsection (3) Orientation (a), states:

"Site design should incorporate variations in building setbacks, orientation, and grades to mitigate the visual impact of development and avoid a "wall" or "string" of development along the slope."

FIGURE 2: Visual Impact Analysis: A Wall of Prominent Towers



CITY OF CALGARY'S SLOPE ADAPTIVE GUIDELINES POLICY NOT RESPECTED

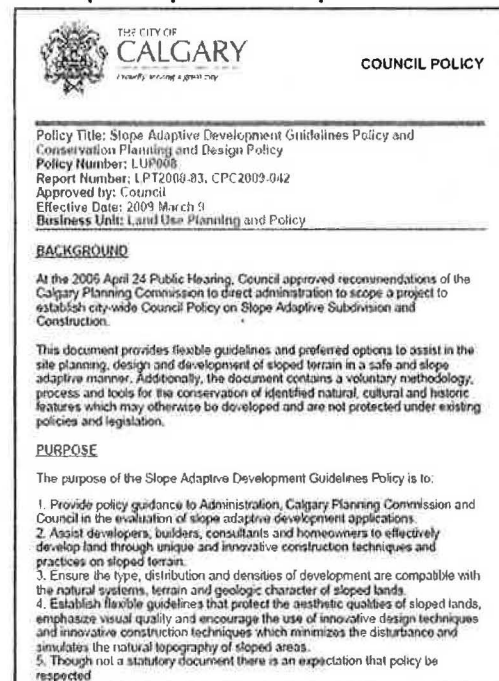
FIGURE 3: Slope Adaptive Development Guidelines

On March 9, 2009, City Council approved policy number LUP008, "Slope Adaptive Development Guidelines Policy and Conservation Planning and Design Policy" (FIGURE 3, the "Guidelines"). On page 1, Purpose, the Guidelines state: "Though not a statutory document there is an expectation that policy be respected".

On page 3, under Section 3.2.1, Plan Integration, subsection (a) Topographic Analysis states:

"Significant areas of a site (e.g. greater than 20% of an area that is contiguous and can be logically planned) with a slope of 20% or greater trigger the need for the application of the Slope Adaptive Development Policy and Guidelines."

As much of the lands contained within Trinity's development have slopes greater than 20%, including Block I, the VRCA is surprised that the Canada Olympic Park and Adjacent Lands ASP makes no reference to the Slope Adaptive Development Guidelines Policy. In contrast, the nearby Calgary West ASP, located less than 1 km

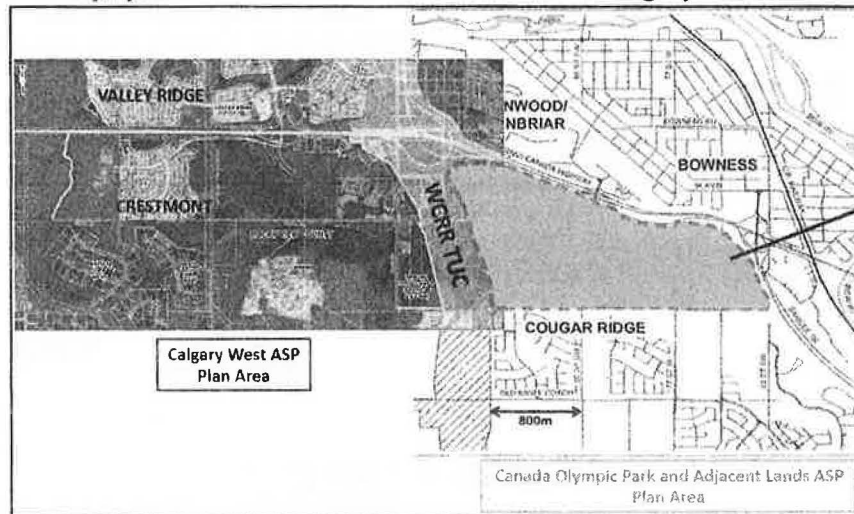


west (FIGURE 4), along these same Paskapoo Slopes, stipulates in Section 2.6.1, Streetscape and Site Design, subsection (r) on page 22 that:

"The use of slope adaptive design and conservation planning in accordance with the City of Calgary Slope Adaptive Development Policy and Guidelines and Conservation Planning and Design Guidelines should be incorporated into the development."

Why then, were the Guidelines not incorporated into development in the Canada Olympic Park and Adjacent Lands ASP nor the subject land use amendment?

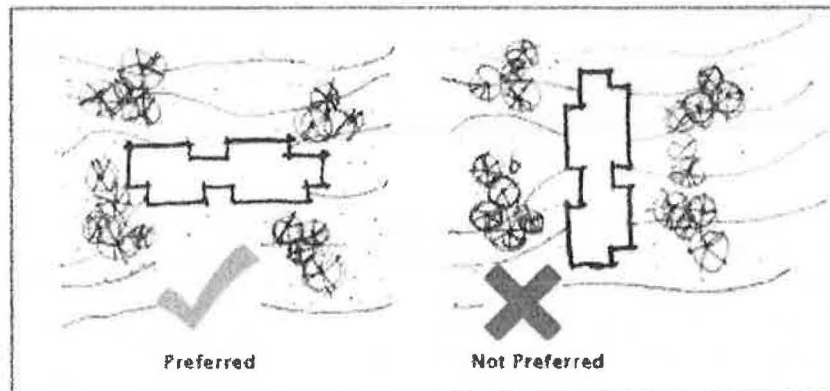
FIGURE 4: The Canada Olympic Park & Associated Lands ASP and the Calgary West ASP are nearly contiguous



On page 18 of the Guidelines under Section 1.6, Architectural Form, subsection 1.6.2 it states: *"Buildings are encouraged to be located to run parallel to the contours"*.

FIGURE 5 below is taken from page 18 of the Guidelines. The schematic shows that alignment of development perpendicular to the natural contours of the slope is "not preferred" which, in fact, the site design of the proposed land use amendment completely emulates leading to the appearance of "wall".

FIGURE 5: Buildings are encouraged to be located to run parallel to the contours



In our view, this provides further support to our previous point under the Canada Olympic Park and Adjacent Lands ASP, Section A.4.2, Guidelines, subsection (3) Orientation (a), that a wall or string of development should be avoided along the highway.

TRINITY WALKS BACK THEIR PRIOR, STATEMENT TO REMOVE THE PLANNED TOWER IN BLOCK B

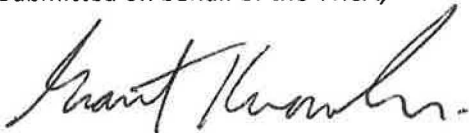
During the March 7 meeting, Mr. Premji stated that Trinity had cancelled their plans for the prominent tower that was to be located within Block B of the Gateway District. Mr. Premji also stated that Trinity's current plan now calls for a reduction in the combined number of residential units in Blocks D, E, F, and G of The Village District (1,664 maximum units allowable, page 41 of the ASP) and Block J (Minimum use requirement of 80 units, page 41 of the ASP) to approximately 500 units in total. Mr. Premji's stated his comments above were meant to demonstrate an overall, compensating drop in residential units to Trinity's overall development. Thus, the addition of a tenth tower on Block I would therefore yield no increase in the associated net traffic volumes to the site.

After requesting written confirmation of Trinity's intent to formally remove the prominent tower from Block B on March 12, 2019 (Attachment 1), on March 13, 2019, Mr. Wallace responded on behalf of Trinity (Attachment 2) that Trinity was unwilling to formally remove the prominent tower from Block B per discussions at the March 7, 2019 meeting. Given Trinity's response, the VRCA is unable to accept Mr. Premji's declaration of an overall reduction in the combined number of residential units in Blocks D, E, F, and G of The Village District and Block J to approximately 500 units in total.

During discussions, Mr. Premji also referenced a "Traffic Analysis Comparison and Review", a 21-page report by Bunt and Associates dated Dec. 21, 2018, together with a summary memo from Mr. Jason Dunn of Bunt Associates dated March 5, 2019. The VRCA was not provided the larger report by Administration or Trinity until March 7, 2019 when we made the request upon learning of its existence. Unfortunately, the VRCA has insufficient time to fully review and study both documents prior to Council's Meeting of March 18, 2019.

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

Submitted on behalf of the VRCA,

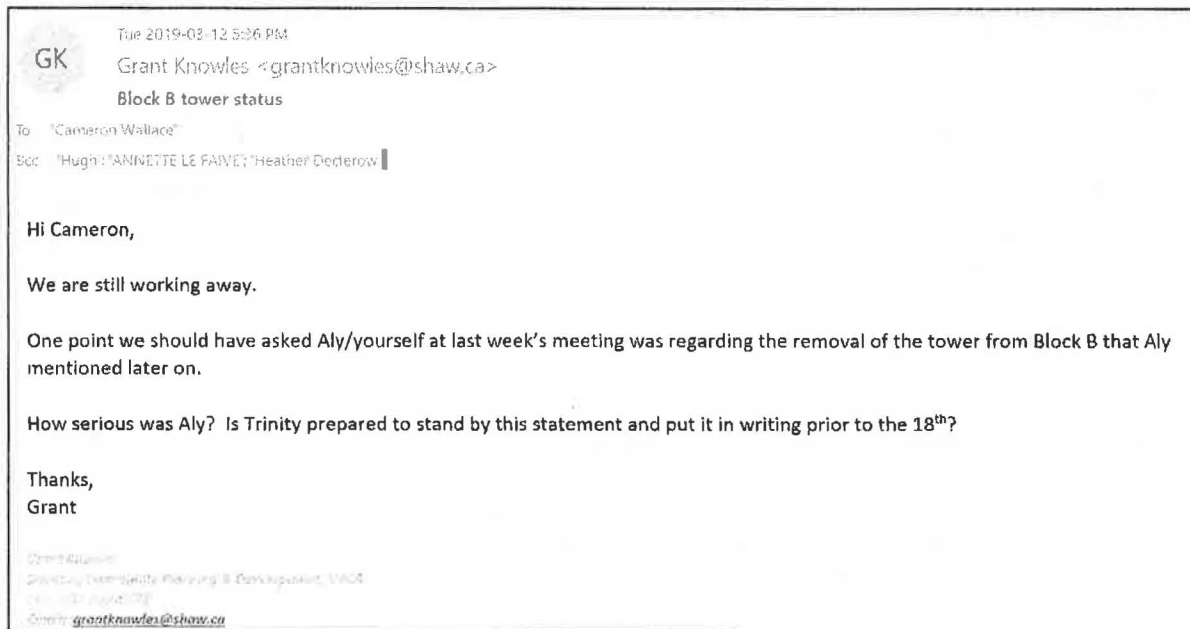


Grant Knowles,
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Attachments

cc. Mayor Naheed Nenshi
Calgary City Councillors
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

ATTACHMENT 1: Grant Knowles' email to Cameron Wallace, March 12, 2019



ATTACHMENT 2: Cameron Wallace's email response to Grant Knowles, March 13, 2019

