



Calgary River Valleys champions and engages the public in the protection, appreciation and stewardship of Calgary's rivers, creeks, wetlands and watershed resources.

We are the voice of our rivers.

July 8, 2016

Juliet Pitts  
Senior Planner  
Community Planning  
Planning and Development  
City of Calgary

Attention: Juliet Pitts

**Re: draft East Village Area Development Plan and draft Centre City Guidebook**

Thank you for the opportunity to provide comments on the draft East Village Area Development Plan and draft Centre City Guidebook. Calgary River Valleys was actively involved in the preparation of the existing East Village Area Redevelopment Plan. We are offering preliminary comments. Supplementary comments may be submitted as we follow the development of these documents.

1. Members of CRV are concerned that the proposed amendments to Sunlight Protection Regulations that would impact Fort Calgary represent a reduction in sunlight available to users of this neighbourhood and city open space amenity. It is noted that the loss of sunlight is not just during spring and summer months but will be a more marked element in the fall and winter months.
2. Proposed changes and increased options of use available for developers in the "RIFF corridor" and, we understand also for lower level uses along the river frontage, will suggest other impacts and perhaps should be reviewed for spin off changes. This could mean considerable change to the anticipated public use of the river edge from what was envisioned in the existing plan.
3. Proposed changes to massing, height and setback provisions at street level to the common denominator of the Centre City Guidebook would appear to increase the potential height of buildings and decrease the setback significantly at street level, reducing the human scale environment and the opportunities for street activities, public art, and sunlight on the street. This river edge community is not Beltline and should have different treatment.



Calgary River Valleys  
[www.CalgaryRiverValleys.org](http://www.CalgaryRiverValleys.org)  
[calgaryrivervalleys@outlook.com](mailto:calgaryrivervalleys@outlook.com)

403-268-4867

P.O. Box 2100, Station M, #414; Calgary, Alberta T2P 2M5

4. Proposed revised ARP and the City Centre Guidebook should provide better direction to address treatment/protection/renaturalization and uses on the river corridor and within open spaces.
5. Policies should clarify that there is opportunity to *improve* and not just *maintain* the existing stormwater management and facilities.

We appreciate your consideration of these comments. We would be pleased to participate in further discussions.

Sincerely,

Bill Morrison  
Chair, Watershed Planning and Policy Committee  
Calgary River Valleys

c.c. CRV circulation

