

## Community Association Letter



February 5, 2020

Allan Singh, MPlan  
Planner 1 | File Manager  
Community Planning North  
The City of Calgary

**RE: LOC2020-0003 | 818, 822, 826 16<sup>th</sup> Street NW | Land Use Amendment from R-C2, R-CG to M-CGd73, with Minor ARP Amendment**

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Dear Mr. Allan Singh,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application from CivicWorks and Riverview Custom Homes. Our comments are based on Hillhurst Sunnyside Area Redevelopment Plan (ARP), area context and the preliminary site layout plans provided by the applicant. We have a mix of comments, both supportive and in opposition to certain aspects of the development. HSPC has also tried our best to ensure that neighbours are informed and can provide feedback.

Our community has experienced substantial redevelopment in the last 11 years since the Transit Oriented Development policies were adopted by Council; we have successfully welcomed ~1,800 neighbours into Hillhurst Sunnyside since 2009. The subject application represents one of the larger multi-family redevelopments within the lower profile, primarily residential areas of Hillhurst.

This application doubles the number of units allowed. **Through the ARP, we believe that additional housing can be accommodated within key areas designated for increased density.** The proposed development reconfigures the three lots, placing 5 units adjacent to home to the south, whereas the current R-C2 designation would only allow 2 – this seems excessive for a homeowner that purchased in an R-C2 neighbourhood. HSCA would like to see that any changes to the ARP require a minimum of community support.

We would strongly prefer a Concurrent Land Use Redesignation and Development Permit Application to ensure that the building and site design integrates with the community fabric.

### **Proposed Land Use and Hillhurst Sunnyside Area Redevelopment Plan Amendment**

- M-CG is the generally the designation between 14 St NW and 5A St NW while the eastern and western parts of the community have a lower density R-C2 designation.
  - The subject site is within in the ARP Low Density Conservation area, dedicated to family-oriented housing to ensure a range of housing choices within the community.
- ARP Section 2.3.1 states that *“the intent of the conservation policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is*

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*compatible with surrounding dwellings...New development or redevelopment should be designed in a such a way as to be unintrusive and blend with the surrounding housing".*

- While important policy work is underway with the City of Calgary's Guidebook for Great Communities, Multi Community Planning and Renewed Land Use Bylaw, it is important to consider this application on its merits and on community engagement as it stands against the current ARP and the current Land Use Bylaw.

### Proposed Multi-Residential Contextual Grade-Oriented District

- We were advised that the applicant is seeking the M-CG designation to account for a 12-unit "farmhouse style" townhouse development that provides street-facing access and activates the alley in the rear.
  - The proposed front setback appears to line up with the buildings to the south with the end units appropriately staggered and set further back.
  - We are in support of ground-oriented housing with front porches to activate the street.
  - Lot coverage is a challenge due to the proposed density; there is no private amenity space provided and more hard surface to accommodate the internal driveway.
  - Given some of the challenges with adding 12 units where there are currently three single-detached dwellings, density can theoretically be achieved within the current Land Use Designation for the three parcels (e.g., duplex + duplex + 4plex) with associated secondary suites.
- We would like assurance that the development does not exceed 3 storeys. The M-CG land use allows for up to 12m buildings; the applicant indicated that the proposed development has a maximum height of 9m. A Concurrent Submission is preferable.

### Site Layout and Circulation

- There are concerns about the internal driveway, its sharp turn from the alley and concerns about snow removal off the site.
- The proposed Molok underground storage waste bins are a positive consideration; however, we are not certain about the proposed location at the northeast corner of the site, in the front yard of one of the street facing units.
- The three units on the south side lack access to the street and closes off the south neighbour's backyard. Consider a different configuration and reducing the unit density of the application.

### Parking

- Parking appears to be the #1 concern from neighbours. While we understand from the applicant that ground-floor garage parking has been provided in the individual units, we note that this area is a parking permit controlled area.
  - Neighbours pointed out the parking challenges in the area as a result of the existing condos to the north, 14 Street NW commercial/retail, seniors' residence and medical uses and the upcoming, large-scale Riley Park Health Centre (former Grace Hospital site) redevelopment.
  - There is only one visitor parking stall provided onsite. Visitor parking is challenging due to the constraints on 8<sup>th</sup> Avenue where there is a fire hydrant and bus stop.
- We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance:  
*"Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions" (Section 3.4.3).*

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### Social & Environmental Considerations

- Hillhurst Sunnyside is proud of its sociodemographic diversity. The ARP envisions a range of housing types including affordable housing and dwellings for families to support local infrastructure and inner city schools
- The ARP promote sustainability. We would like to encourage that the existing buildings be repurposed or host salvaging opportunity for any building materials.

### Community Engagement

- Riverview reached out to the HSCA in fall 2019. The applicant was advised to speak with affected neighbours. We also stressed the importance of design and street-friendly design
  - Riverview presented initial concepts at the September 10, 2019 meeting; neighbours attended the meeting to share their feedback and concerns.
- CivicWorks reached out to the HSCA to book a presentation at the January 14, 2019 meeting.
  - We were informed that a sign was posted on the site and letters were dropped off at adjacent neighbours' homes to advise them to attend the meeting, while 125 postcards were delivered to homes in the area.
  - Neighbours (those who received postcards only) expressed that they would have liked more notice of the planning application. Those neighbours were not invited to attend the January 14<sup>th</sup> planning committee meeting and requested that an open house from the developer so that they can get more informed and ask questions.
  - The Cedarbrae Gardens condo complex to the north of the site was not notified via the applicant. A concerned neighbour provided HSCA with the condo board's contact information; we forward a copy of the application and invited comments from the condo board and residents.
- HSCA volunteers delivered 130 informational flyers to the immediate area to invite residents to provide direct comments to the City of Calgary File Manager copying the HSCA Planning Committee, the Ward 7 office and to the applicant.
  - We would defer to neighbours on site-specific concerns and trust that their feedback is factored into the review process.

Please keep us apprised as this application progresses.

Sincerely,

Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association

cc: Matt Crowley, Hillhurst Sunnyside Planning Committee Chair  
Mark Beckman, Lorna Cordeiro, Andrew Hoskin, Kathleen Kenney, Bob McKercher, Glenn Wierzba, Infill Subcommittee Members, HSPC  
Lisa Chong, Community Planning & Engagement Coordinator, HSCA  
Boris Karn, Urban Planner, CivicWorks, Applicant  
Circulation Control, Planning and Development  
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's office