

Community Association Letter



July 27, 2020

Emailed to Matt Rockley, City of Calgary File Manager

RE: DP2020-3902 | 211-221 14th Street NW | Proposed Mixed Use Commercial & Residential Development (168 Dwelling Units) | "SOLA" Project

Dear Mr. Matt Rockley,

On behalf of the Hillhurst Sunnyside Community Association and its planning committee, we would like to thank you for the opportunity to provide comments. We have been engaged with this file since the pre-application Land Use Redesignation stage in March 2019 and additionally thank the applicant and neighbours for all their involvement.

We preface this letter in stating that it has been very difficult for us to keep up with City-wide planning policies and individual development applications, in part due to the challenges of volunteer engagement and fatigue during summer months with the added strain to the organization due to the pandemic.

We additionally recognize the developer's intent to proceed with redeveloping the site during this challenging time. We believe that the proposed development will set the tone and precedent for quality future redevelopment on 14th Street NW. The applicant's proposed offsite improvements present an opportunity to gradually evolve one of Calgary's main transportation arterials into a more active, vibrant, and walkable community high street. As such, we trust that a rigorous review process involving City of Calgary subject matter experts and the applicant's team will be applied.

We remind the City Development Authority and Calgary Planning Commission that the proposed development is required to demonstrate a high standard of urban design. This is especially important as this application had received Council approval for greater height (30 metres total) and density (5.0 FAR) over the Hillhurst Sunnyside Area Redevelopment Plan (ARP) maximums of 20m and 4.0 FAR.¹

Due to a lack of resources, we have not had the opportunity to discuss the applicant's itemized Community Amenity Fund (HSCAF) contribution of \$83,420.89 (*Appendix 1*). We however note that many redevelopment projects that have successfully applied for ARP amendments have contributed *both* to the HSCAF and have funded offsite public realm improvements.

¹ The maximum heights and densities defined in the ARP are not guaranteed entitlements: *"In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that will ensure projects make positive contributions to the public realm"* (ARP Section 3.1.5; 3.2).

Community Association Letter

We respectfully request that the Development Authority and Calgary Planning Commission refer to the attached comments from neighbours for their thoughtful review and feedback. We additionally support the requested offsite traffic calming measures and trust that through the review process, sensitive design transitions to the lower density residential areas are incorporated into the final design.

While resources are currently limited, we would still like to be kept informed as stakeholders on the progress of the application. We further extend an invitation to the City and applicant to contact the undersigned, should they wish to request community association input on specific aspects of the application and especially as it pertains to wider conversations around the design of the public realm and the development of a cohesive identity for 14th Street NW as an urban street.

Thank you for your understanding,

Lisa Chong, MPLAN
Community Planning & Engagement Coordinator
Hillhurst Sunnyside Community Association

cc: Matt Crowley, Chair, Hillhurst Sunnyside Planning Committee (HSPC)
Decker Butzner, Kathleen Kenny, Robert McKercher, Executive Committee, HSPC
Brook Melchin, Applicant's Representative, Riddell Kurczaba Architecture
David Down, Architect & Chief Urban Designer, City of Calgary
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
Development Permit Circulation Controller

encl: Letter from directly affected resident involved in the Hillhurst Sunnyside Planning Committee's development review process "*RE DP2020-3902 - Victor Shui (15-Jul-2020).pdf*"