Community Association Response

April 12, 2022

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

Emailed to: callen.strang@calgary.ca

RE: LOC2022-0049 | 1052 Memorial Dr NW | DC to C-N2

This location hosts a the Bower House, a heritage asset highly valued by our community which is on the Inventory of Evaluated Historic Resources. It is our understanding that the original DC on this site was intended to preserve the building but give it a flexibility of uses to enable it to remain standing but creatively repurposed. We support this as a goal, whilst ultimately designation of the building would provide the best protection for its future. We strongly support any incentives the City can provide to designate the building, and allow flexibility of uses for the owner to make that viable. Please refer the applicant to Heritage Planning at the City to discuss options/ supports that may be available.

We are unsure what implications a stock, commercial use will have for this building but would prefer non auto-dominated uses listed in the discretionary section of C-N1 over C-N2 given the type of building and it's location. Some of the uses listed in C-N2 would be inappropriate for this site.

Please notify the HSCA if this Development Permit Application is Approved.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Executive, Hillhurst Sunnyside Planning Committee
       Ali McMillan, Community Planning Coordinator, HSCA
       Ward 7 Councillor's Office
       Development Permit Circulation Controller

We are happy to see this application change to C-N1 from the previous C-N2 request as per the previous letter we sent in on April 12th (attached).

Hillhurst Sunnyside Community Association
1320 5 Ave NW
www.hsca.ca
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To preserve and enhance a healthy and vibrant quality of life for the residents of Hillhurst Sunnyside
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