

Community Association Response



January 19, 2021

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

Emailed to: madeleine.krizan@calgary.ca

RE: LOC2021-0199 | 102 16 St NW | R-C2 to DC (Based on M-CG)

Dear Ms. Krizan,

The Hillhurst Sunnyside Planning Committee ("HSPC") is pleased to provide comment on the above application. Our Planning Committee reviewed this application at our January 5th, 2022 meeting. We were unable to notify directly affected neighbours in a short turnaround due to our early New Year meeting date. However the applicant did extensive notice dropping of the surrounding homes and four residents in the area reached out to HSCA following this. These residents were invited to our Planning Committee Meeting where this application was discussed and the applicant attended to answer questions, therefore the comments below reflect those of the HSPC members and those residents. Additionally, the applicant engaged with us pre-application and also presented this project to us at our January meeting, which was much appreciated.

Several comments suggested this location is appropriate for increased density due to the walkable nature of the area and proximity to 14th St NW, 19th St NW, Kensington Business area.

Reduced parking is a concern in the area as there is limited on-street parking available in the immediate proximity. Residents of this address should not be allotted any on street parking passes. Concern about where visitors would park was raised. Bike storage on the proposal is limited and more storage for these units in general in a basement or otherwise would be a good addition.

Due to the orientation of the lot and proposed development (East to West) and the block orientation of other homes being North-South, shadowing of the neighbour's yard to the north will need to be mitigated.

Moving the building closer to Kensington Rd NW would be supported to allow more breathing room with the neighbour to the north, however concern about crowding the pedestrian realm and ensuring that interface is well considered was raised.

Surface parking adjacent to a sidewalk on a mainstreet is not great urban design and adequate screening and separation should be added to the development permit to address this. Sitalines and safety from the laneway need to be considered with regard for the pedestrian experience.

Some committee members and residents were concerned there were too many challenging factors accumulating on this development – visitor and residential parking relaxations, increased lot coverage, height, density, amenity spaces on the roof as opposed to at grade and that the application was in general trying to put too much onto a small lot. Less units would be more supported by people who expressed these issues.

The applicant is asking for a reduction in lot coverage from 40% to 30%. Without a development permit it is difficult to see how this will be beneficial. Concern about permeability due to excessive hardscaping was raised. There is concern that there is no room for landscaping or canopy trees in the design.

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