

Community Association Response



September 15, 2022

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

Emailed to: dwayne.drobot@calgary.ca

RE: DP2022-05308 | 613 9A St NW | New: Multi-Residential Development

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that this is a DP application and that the applicant/developer intends to develop a new multi-residential building. We reviewed this application based on the Hillhurst-Sunnyside ARP. Our feedback includes what we heard from the Hillhurst Sunnyside Planning Committee as well as resident feedback.

EXECUTIVE SUMMARY

Our detailed comments, including references to relevant ARP policy, are discussed in the sections following. High priority overall observations are listed here:

STRENGTHS

1. Increased density in TOD area next to CTrain
2. Bow to Bluff Corridor consideration and connection
3. Overall design and architectural aspects

CHALLENGES

1. Laneway poses historic and contemporary challenges that need to be addressed by both the developer and the City of Calgary

LANEWAY ACTIVATION / IMPROVEMENTS

We have identified continuous issues with the laneway located directly east of the proposed development; many of these issues were created by the legacy installation of the Northwest LRT line in the 1980's that have never been addressed. These issues are summarized as follows:

- (i) 9A St NW Access - Residents with an address along 9A St NW only have access to their homes through this laneway as 9A St NW is the LRT line. This laneway is the only access route for all fire, rescue, and police services for residents along 9A St NW. This has posed a serious health and safety risk for residents which will only be amplified with the proposed developments along both 10 St and 9A St NW.
- (ii) Traffic Shortcutting – The laneway is commonly used as shortcut into Sunnyside for 10th traffic looking to avoid the congestion further south along 10th Street.
- (iii) Limited Public Parking – With no physical 9A St NW and no public parking available on this section of 10th Street, the only public available in this area is a small lot on the north end of the laneway.

There are a number of concurrent LOC / DP applications along this laneway which will exacerbate these issues: LOC2022-0116 / DP2022-05542 528 & 628 10 St NW, DP2022-05303 613 9A St NW, and LOC2022-0037 510 10 St NW. The HSCA suggests that significant improvements are made along this laneway through the use of an increased community density bonusing provided by the developer(s) / applicant(s). Areas of focus should include creating a pedestrian friendly environment with ample lighting and landscaping, as well as repaving the laneway and ensuring its use as an emergency access route is feasible.

HERITAGE COMMEMORATION

While our community supports additional density within the TOD zone, we also look for ways to balance development with heritage preservation. Wellington Terrace is a significant heritage asset and is currently on the Municipal Inventory of Evaluated Resources. This 1911 Arts and Crafts style building is 'one of possibly only two pre-World War 1 wood-frame row houses still standing in Calgary'. Accordingly it is extremely unfortunate that it will be demolished and we are asking that appropriate commemoration be undertaken by the developer. The commemoration/interpretation should be durable, long lasting and creative in nature and **we also ask that the City request the developer to work collaboratively with the HSPC to create an appropriate design that meets this criteria.** In the past, the quality of heritage commemoration required by the City (when heritage assets on the Inventory are demolished) has varied. Some plaques have been too small to read and not at eye level, while others have added positively to the backdrop of our community.

ENVIRONMENTAL

Construction and demolition waste accounts for 12% of the solid waste stream generated in Canada (Stats Canada,2021) **we would ask that the developer recycle and salvage all items (of which it is possible to do so)**. We can assist in this process by getting the word out to our residents via social media, etc.

Please keep us informed as this important application progresses.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Executive, Hillhurst Sunnyside Planning Committee
Rachel Smigelski, Planning Specialist, HSCA
Ward 7 Councillor's Office
Development Permit Circulation Controller