

# Community Association Response

2025 March 18

The committee met yesterday, and I will provide formal commentary via a letter on this application for the HSPC. While the committee is supportive of the potential for this project to bring housing to the community, we have some concerns that remain:

- Contextually, given the size of the parcels and the height proposed, we are concerned that it would be difficult to achieve appropriate massing to provide a transition to adjacent building heights
- HSPC would have been more comfortable in supporting a rezoning application had it been accompanied by a concurrent development permit
- While the Riley LAP suggests a building scale of up to 12 storeys, the Land Use Bylaw notes that mixed use districts are intended to be characterized by buildings typically between four and six storeys and generally not exceeding ten storeys
- Given the heritage context of the block, there are concerns about how this rezoning and potential redevelopment would complement the preexisting heritage built form

The committee would support the rezoning application on the following merits:

- It is situated within the Sunnyside LRT Transit Station Area core zone and presents an opportunity to increase the housing supply and generate a modal shift in the community
- The MU-2 designation encourages active frontage and can contribute to street activation and vibrancy

We believe that this application would benefit from the following:

- Parking relaxation to encourage public and active transportation, which would diminish current vehicle congestion in the community
- Careful consideration of heritage context and how any future development fits within the current streetscape

On the topic of heritage assets, the committee would like to know whether these parcels are within the areas noted in Figure 9 of the Riley LAP as having a concentration of heritage assets.

Best,

Julien

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