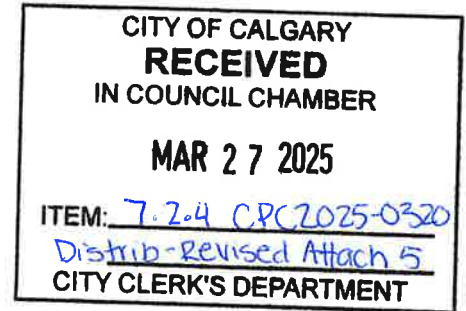


Community Association Response

2025 March 27



March 27, 2025

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

Emailed to: julian.hall@calgary.ca

RE: LOC2024-0126| 126 10 ST NW

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to provide comments on the above-mentioned application. We understand that this is a land use amendment where the applicant is seeking to change the land use from C-COR1 f2.8h13 to MU-2 with a maximum height of 40m and a floor area ratio (FAR) of 7.0. The HSPC has reviewed this application based on the Riley Local Area Plan.

Strengths

- The property is located within the Sunnyside LRT Transit Station Area Core Zone, which is outlined in 2.5.4.2 of the Riley LAP, and the proposed increase in density is in proximity to transit.
- The land use amendment would allow for the additional provision of housing, an important consideration during a housing crisis.
- The proposed MU-2 designation provides for active frontage and street-level commercial uses, ensuring the continued vibrancy of 10th St NW.

Concerns

- There is much uncertainty as to what the future of this lot is and there is no guarantee that a development will be proposed should the land use be granted. To offer more assurance to the community, the land use application should be accompanied by a concurrent development permit.
- The Riley LAP in 2.5.1(j) specifies that developments within areas identified as having a concentration of heritage assets should not overwhelm the form and massing of those nearby assets. We question whether this is possible with the proposed height of 40 meters and the limited footprint of the parcels.
 - Based on the size of the lot it is difficult to ascertain whether the intention of the MU-2 land use district can be achieved as this application is proposing a height that is greater than what the LUB district (1333(a)) suggests and is situated on a block with considerable heritage assets.

- The intersection of Kensington Rd and 10th Street NW faces severe vehicular congestion. The potential addition of multiple units of housing may exacerbate this issue.

Opportunities

- There is a heritage component to this application that must be considered. The site is located on a block with historical value. HSPC would like the land use to include provisions that ensure the heritage elements on this block.
- Any future development on-site would benefit from the expertise of a consultant specializing in historic buildings and heritage conservation and should ensure:
 - Congruence with form and massing of nearby heritage assets
 - Compatibility with existing building materials and forms
 - Prioritize the retention of existing heritage assets
 - Provide a sensitive interface between new developments and heritage assets
- If the MU-2 designation is granted, we strongly encourage that it be accompanied by parking relaxation that acknowledges the location of the parcels in the Sunnyside LRT Transit Station Area Core Zone.
 - This parking relaxation should be accompanied by an increase in Class 1 & 2 parking facilities.
 - These reductions in parking requirements could be supported based on Part 14 Sections 1352 and 1354 of the Land Use Bylaw

Concluding Comments

The HSPC would have liked to see a concurrent development application submitted with the land use application. Although we believe that the site presents an opportunity for densification, we have concerns about how future development would ensure compatibility with historical assets on the block. We are not opposed to the granting of the application, with the designated height but, we wish to highlight potential challenges with massing.

Any future development permit should carefully consider these concerns and align with both the Mainstreet (2.5.1) and Transit Station Areas (2.5.4) policies of the Riley LAP.

Please keep us informed as this important application progresses. Should you have any questions or comments, do not hesitate to reach out to the HSPC.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

CC: Executive, Hillhurst Sunnyside Planning Committee
Community Planning Coordinator, HSCA
Ward 7 Councillor's Office