

Hillhurst/Sunnyside Community Association Letter

June 8, 2018

Steve Jones, M.Pl., MCIP, RPP
Senior Planner
Community Planning (North Team)
The City of Calgary

Emailed to: steve.jones2@calgary.ca

RE: LOC2018-0097 | 902 & 904 2nd Avenue NW | Land Use Amendment from M-CGd72 to Direct Control M-C2 District

Dear Mr. Steve Jones,

The Hillhurst Sunnyside Planning Committee (HSPC) is pleased to offer comments on the above application. We understand that the applicant/developer, Sunnyside Sustainable Living intends to rezone the site from its current M-CGd72 *Multi-Residential Contextual Grade-Oriented* designation which allows for two residential units per parcel to MC-2 *Multi-Residential – Contextual Medium Profile* District to allow for three residential units per parcel.

The application seeks a maximum height of 16m (or 4-5 storeys) and 2.5 FAR so that a future rezoning application is not required. The HSCA sees no reason that City should not request a concurrent application since the developer's intentions can change or the property sold. If the developer already knows how they want to develop the parcels, then a concurrent application seems appropriate.

While we are generally in support of the Land Use Redesignation, we have some concerns. We also feel it is important to highlight special considerations to decision-makers at City Council and provide further local context to the application. We have additional comments to provide to the applicants ahead of the DP submission.

Hillhurst Sunnyside Area Redevelopment Plan (ARP)

We understand that the applicant seeks to achieve the TOD vision through the provision of middle housing. The *Medium Density Area* of the Transit Oriented Development Area plan concept calls for modest increases to density, including small scale infill residential development, such as through laneway housing and secondary suites.

The application proposes both a modest density increase by creating separate dwellings on the main floor, the basement and the addition of laneway suites in the future (lane activation is envisioned in the community-led and ongoing Bow to Bluff or B2B initiative). Laneway suites should also be designed in a sensitive manner with input from affected neighbours to reduce privacy concerns. Any future development on the alley should consider burying the overhead power lines and improvements to visibility for safer mobility at the end of the lane.

Hillhurst/Sunnyside Community Association Letter

Affordable housing is paramount to the ARP. Most of the new infill housing stock or condo buildings built to date include 1-2 bedrooms catered to the higher income demographic. The ARP provides vision for diversity in housing, including the specific recommendation for affordable family-oriented housing. The applicant has expressed interest in partnering with local non-profit housing agencies as to provide affordable housing for young families, help support the local elementary school and promote build on the diversity of Sunnyside.

Heritage

Both buildings are in the process of restoration, which has seen very positive reactions from the community. We have yet to see increased heritage retention; the ARP states that *the conservation and enhancement of heritage resources...will be encouraged as will the sensitivity of renovation and new development to the existing character of heritage buildings*. At this time, only two residences in Sunnyside have been designated as protected Municipal Historic Resources. **In exchange for additional density and additional economic benefits to the owner, we strongly recommend that these homes be designated and protected from future development.**

Mobility

2 Avenue NW is the main street of Sunnyside. 2 Avenue also sees a significant amount of speeding and cut-through traffic to bypass congestion on Memorial Drive NW. We submitted several Traffic Study Requests in the immediate area to City Transportation Planning in recent years; however we have not been approved for any traffic calming improvements in Hillhurst Sunnyside to assist with pedestrian, bike and automobile safety. We would further like to work with the City with traffic management as per the Mobility Assessment & Plan considerations under Section 4.3.8 of the ARP.

The applicant had indicated that their discussion with the area councillor included a sidewalk extension at the northwest corner of 8 Street and 2 Avenue NW. We request coordination with another condo redevelopment project in the area, DP2017-3511 as that developer has committed to funding a crosswalk with flashing lights at the east side of 2 Avenue and 8 Street connecting to Sunnyside Elementary School.

We support the reduction of parking as the site is within the Transit Oriented Development area, as a *complete community* with full gamut of services and city bus and car-sharing services. The current intended demographic could be less inclined to own a vehicle, but this may change in the future. Per the ARP (p.92), *"Dwellings in new multi-family developments are not to receive parking passes regardless of their off-street parking provisions"*.

Bow to Bluff

The objectives of the 2012 Bow to Bluff Urban Design Framework describe the need for individual development in the area to form a cohesive part of the 9A Street/LRT corridor. Bow to Bluff promotes developments that strengthen pedestrian connections and public realm recommendations. As B2B is no longer funded by Council's Enmax Parks Legacy Fund (originally funded for approximately \$5.7 million), we request that City Council uphold its promise to the community and provide funding for Bow to Bluff.

Community Engagement

Public engagement from the applicant has been very positive:

- The developer/applicant has kept the HSPC and the neighbours informed about this application several months before the application was submitted

Hillhurst/Sunnyside Community Association Letter

- The applicant presented his vision to approximately 40 participants on the HSCA-hosted Jane's Walk on alternative and affordable housing on May 5
- The applicant's team presented their application to the HSCA planning committee on May 8
- The applicant continues to provide project updates on the Sunnyside Sustainable Living social media page (facebook.com/sunnysidegrocery)
- The applicant informed us that there will be additional engagement once the Development Permit is submitted

Please contact the undersigned should you have any questions.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association