

## Community Association Letter



May 7, 2018

Jennifer MacLaren,  
City of Calgary File Manager  
Planning & Development  
City of Calgary

Emailed to: jennifer.maclaren@calgary.ca

**RE: LOC2018-0074 | 826 16 Street NW | Land Use Amendment from R-C2 to R-CG**

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Dear Ms. Jennifer MacLaren,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to submit comments on the above application. The applicant presented their project to the HSPC meeting on December 12, 2017. We evaluated the application using the Hillhurst Sunnyside Area Redevelopment Plan (ARP) and related policy documents and feel that the application has merit given its location.

### **Proposed Use**

While this site is within the Low Density Conservation area for low profile infill redevelopment, we do not object to the higher intensity use. We note that the ARP encourages affordable and family-friendly housing. Given the unique properties of this location, this parcel could serve as a transition from the multi-residential buildings on the north side of the street and surrounding lower density buildings. The proposed application fits the Municipal Development Plan goals for intensification and increased housing choice in the developed/inner city communities.

In review of the City of Calgary Location Criteria for Multi-Residential Infill guidelines, this parcel appears to meet 4 of 8 of the criteria: (1) on a corner parcel (2) within 400 metres of a transit stop (5) Adjacent to existing multi-unit development on the north side of the street (8) direct lane access.

### **Public Engagement**

Engagement with the community association has been positive. The applicant presented to HSPC on their proposed application and has kept us informed on the progress of their application. As the proposed redevelopment site is on the boundary of the Hounsfield Heights-Briar Hill community, we reached out to the HH-BH Community Association to invite their representative to our meeting.

The applicant was encouraged to engage with the affected neighbours. We have not received feedback from those neighbours and trust that their feedback is factored into the review.

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### Development Permit

While we are not at the Development Permit stage, we still feel it is important to comment on the design as our support of the application is contingent on the design of the building based on our discussion with the applicant:

1. Modest two-storey building with a lower overall height than the maximum in the R-CG district
2. Respects overlooking issues with the residents directly south (e.g., no balconies)
3. Retaining as many mature trees as possible
4. Well defined units (negating the appearance of one large building) and high quality materials
5. Support for activating both frontages (one door facing 16 Street, 3 doors facing 8 Avenue)

Thank you for the opportunity to provide feedback. We will have further comments upon receipt of the Development Permit application. Please contact the undersigned should there be any questions or clarifications.

Sincerely,

Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association

Cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee  
Steve Mole and members, Hillhurst Sunnyside Planning Committee  
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association  
Jason Ager, Urban Renewal Group Ltd., Applicant  
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office  
Circulation Control, Planning and Development, City of Calgary