

Applicants Submission

The proposed development intends to balance the old with the new in an intentionally intergenerational community. In the heart of Sunnyside, with nearby parks, post secondary education institutions, and local businesses, the proposed development is ideally positioned to offer a high standard of living for its future residents while integrating into the existing fabric of the eclectic community. Catering to students, families, and seniors, the proposed development at 810 9A Street NW aims to address the current mismatch between Calgary's existing housing stock and its shifting demographics and the growing demand for walkable urban living.

The current land use designation is M-CGd72. This land use is inadequate for the development that we wish to pursue. It was recommended that we pursue a designation similar to that of M-C2. This land use, however would still require us to seek relaxations on several key points in both uses.

The development we intend to propose, pending approval of our LOC, is an 8 unit, multigenerational dwelling scenario. We intend the unit break to be:

Three student oriented dwellings, directly opposite the CTrain's red line, cater to the lifestyles of students. Close to both ACAD and SAIT campuses, the proposed development provides a walkable alternative to living in residence for students of either institution. Accessible from stairs from the shared courtyard, the dwellings are compact and efficient, yet spacious.

Two family oriented dwellings are situated directly across from a playground and the bluff beyond. With three bedrooms, two and a half bedrooms, and an open kitchen/dining/living arrangement, the family oriented dwellings offer families the room to grow.

Three senior oriented dwellings are all accessible from grade with all of the living space on the ground floor. By taking the notion of accessibility as the most fundamental design cue.

We feel that this development is sensitive to the existing area, while aligning with the ARP. There are a few areas of focus that we feel are reason to pursue a Direct Control designation, based off of M-C2.

First is density:

At this point in our design, we are significantly more dense than the M-CG designation will allow, or an M-C2 designation will allow, strictly because of the size of the lot. In section 3.1.5 of the Hillhurst Sunnyside ARP, this development will not exceed the the maximum density, with an approximate FAR of 1.5. It is however more dense than existing designations will allow for, thus we are seeking a DC designation, based off of M-C2.

The other, less pertinent items are:

Parking:

We have allocated 2 on site spots in garages. We feel this is adequate for the site due to its proximity to the train and amenities. Further to that, the units that do not have allocated parking, are all under 550 square feet. As we understand it, the MC-G zoning allows for units of this size to not have off street parking. We would like to provide secure bike parking as well, as an additional alternative to vehicles.

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Setbacks:

We are hoping for a relaxation of our front setback by approximately a metre or two, to approximately 3.0 metres. This will allow us to maximize the space between the two buildings, and providing a better quality common space. We would also like to push the one side setback to 0.6 metres and have a 1.5 metre setback on the other to create a comfortable thoroughfare from the front to the back and courtyard.

Private Amenity Space

We would like to reduce the size of private amenity spaces and allow for more common spaces. These include the shared courtyard accessible by all units, as well as the upper patio that is accessible by the upper units. We would like to avoid mandatory privacy screens altogether.

Landscaping

We would like the landscaping to be composed of low-slip hardscaping, low maintenance planters/gardens, and highly durable surfaces. As we have incorporated accommodation for seniors, we would like for there to be as few obstacles and surface elevation changes as possible.

In Summary:

We hope to have created dwellings for people of different walks of life. There are units for families, units for the elderly, and units for young professionals or students. This development is an excellent summation of the surrounding population of Sunnyside. While remaining in line with the ARP in terms of density, we believe this development could benefit the community by accommodating the 'missing middle'. We want to provide housing solutions to families that might not be able to afford to live inner city, and the elderly to age in place in the neighborhood they may have spent a majority of their lives in. This project will create a micro-community within a community that has extraordinary amenities, excellent mobility, a walk score of 97, a transit score of 82, and an extensive bike path network that is just minutes away.