

## **Hillhurst Sunnyside Community Association Letter**

December 24, 2018

Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
The City of Calgary  
IMC 8201

Emailed to: Jen MacLaren, File Manager

**RE: LOC2018-0215 | 810 9A Street NW | Land Use Amendment from Multi-Residential Contextual Grade Oriented (M-CGd72) to Direct Control/Multi-Residential – Contextual Medium Profile (DC/M-C2)**

Dear Ms. Jen MacLaren,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to provide comments on the above application.

### **Hillhurst Sunnyside Area Redevelopment Plan**

Our role is to provide comments as they relate to the Hillhurst Sunnyside Area Redevelopment Plan (ARP). This parcel is a part of the Medium-density area, which allows for modest increases to density, including small-scale infill residential development and multi-residential buildings up to the 16 metre and 2.5 FAR maximum. While we are in support of the land use in principle, we have other comments.

The ARP encourages diverse housing forms with an emphasis on family-oriented housing to support existing schools and infrastructure. The applicants have proposed an interesting proposal for age-inclusive housing with the family-intended units facing the park space.

### **Heritage**

Heritage is an important component of the ARP and is highly valued in the community. While community members were disappointed to see the eventual demolition of an original building, the applicants showed concepts of the new buildings that take inspiration from the residential rooflines and designs of the neighbourhood.

We would like to see the adaptive reuse and that the applicants consider “repurposing architectural elements” when possible. We request that the applicants ensure that the maximum salvageable fixtures and heritage architectural elements be given back to community residents and/or reused.

### **Bow to Bluff**

The objectives of the 2012 Bow to Bluff Urban Design Framework describe the need for individual developments in the area to form a cohesive part of the 9A Street/LRT corridor. Bow to Bluff promotes developments that strengthen pedestrian connections and includes quality public realm recommendations (windows, street furniture, and well-defined main entrances).

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As this application will be presented before City Council, we would like to draw Council's attention to the Bow to Bluff public parks improvement project spanning the length of 9A Street NW including the triangular shaped parks created when the Northwest LRT was built. As B2B is no longer funded by the Enmax Legacy Parks program, we request that Council uphold its promise to the community to provide funding for Bow to Bluff.

### Parking

Parking appears to be the largest concern, given that only two onsite stalls are proposed. The ARP states that: "*Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions*" (ARP Section 3.4.3 #7). We request that the Calgary Parking Authority remove eligibility for on-street parking passes for this parcel, given the location with Sunnyside as a "complete community", access to transit, car-sharing and walkable amenities.

### Engagement

The applicants reached out to the HSPC to speak at a recent November meeting before the application was circulated. We advertised our meeting agenda on our website with an open invitation to interested residents. There was hearty discussion on the Sunnyside residents' social media, where there was a mix of comments.

We highly encourage and stress that the applicants to work with the neighbours on the eventual Development Permit to ensure the integration of this project with the affected neighbours and to ensure that any concerns can be addressed before the Development Permit application is submitted. We understand an applicant-hosted open house is scheduled in the New Year.

Should you have any questions, please contact the undersigned.

Sincerely,

Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association