

Hillhurst Sunnyside Community Association Letter

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

Emailed to: Steve Jones, City of Calgary Senior Planner & File Manager

RE: LOC2018-0208 | 1601 Bowness Road NW | Amended Land Use Redesignation from R-C2 to MU-1

Dear Mr. Steve Jones,

The Hillhurst Sunnyside Planning Committee (HSPC) wishes to thank you for the opportunity to comment on the above application. We are in favour of allowing for the small business use in the current building, given its location and available on-site parking.

Local Context

The Hillhurst Sunnyside Area Redevelopment Plan (ARP) only defines the north side of Bowness Road as a part of the Regional Mixed-use corridor; the subject parcel falls into the Residential Land Use Area. We are concerned about the further spread of commercial uses into residential areas:

1. There is difficult access/egress from 14 Street as there is no signage to indicate direction; any increase in traffic will be directed into the residential areas.
2. Parking is also a concern, should the building redevelop to a more intensive use over what is already available onsite.
3. There is concern that the MU-1 use could include a cannabis retail store as a discretionary use through a future DP. There are already 3 approved cannabis retail stores in the community of Hillhurst Sunnyside. This location is just outside the 300 metre radius of an approved outlet.

Our Recommendations

We wish to support the *current use* of the building as a small-scale professional business as it is a sensitive transition from a lower density residential use to the busier arterial and commercial uses on 14 Street NW.

Given Administration's recommendation to amend the original submission to the Mixed Use District 1 Use, we have long-term concerns about the proposed change of use if the building were to be demolished and redeveloped in the future.

1. We would like to see stipulations on the maximum height and density in the land use (MU-1f#h#d#) to provide a sensitive transition to adjacent residential uses.
2. We request that the # modifiers do not exceed the allowable height and density currently applicable in the RC-2 Land Use Designations in the area west of 14 Street. A target of **MU-1 f1.35 h10 d72** would be workable as explained below:
 - RC-2 has a lot coverage of 45%. If height can allow up to 3 stories then the FAR would be 1.35.
 - Due to the modest height of the adjacent bungalow and under the current R-C2 Land Use Designation, a maximum of 8.6m is allowable under contextual guidelines; however, given

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to the parcel's location at the end of the block facing 14 Street, the 10m maximum for RC-2 would still be respectful.

- D72 is what could be expected by all M-CG lots in the neighbourhood.

Engagement

The HSPC would like to thank the applicant for their work engaging with the adjacent neighbours and the community association prior to the submission of their application.

Should you have any questions, please contact the undersigned.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association