

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: Giyan Brenkman, File Manager

RE: LOC2018-0251 | 932, 934 & 936 3 Avenue NW | Land Use Amendment from Multi-Residential Contextual Grade Oriented (M-CGd72) to Direct Control/Multi-Residential – Contextual Medium Profile (DC/M-C2)

Dear Mr. Giyan Brenkman,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to offer comments on the above application for the “*near-term*” use of the vacant site at 934 3 Avenue NW. The applicant has kept the HSPC informed of their project over the years and they also presented their *near-term* and *long-term* vision for the site at a recent community planning meeting.

Hillhurst Sunnyside Area Redevelopment Plan (ARP)

This parcel as 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, provided that new development fits into the existing fabric of the area. The ARP encourages affordable and family-oriented housing. We are generally supportive of redevelopment that support the ARP and welcome a diverse demographic of neighbours as most of the newer infills and condo redevelopments built to date cater to higher income singles and couples.

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 with previous applications in close proximity to the Bow to Bluff corridor, we again request that City Council honour its commitment to funding this project.

Mobility and Parking

We recognize the challenges with the irregularly shaped lot to the west and that it does not have access from the alley and its immediate access to the Sunnyside C-Train Station. We recognize that the current intended demographic may be less inclined to own vehicle(s), but would like to request that the Calgary

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Parking Authority remove eligibility for on-street parking. 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).

Community Engagement

- The applicant’s representative presented their proposal at the December 11, 2018 HSPC meeting
- The applicant continues to provide project updates on the Sunnyside Sustainable Living social media page (facebook.com/sunnysidegrocery)
- The applicant presented his vision to approximately 40 participants on the HSCA-hosted Jane’s Walk on alternative and affordable housing on May 5, 2018
- The applicant intends and is encouraged to reach out to their immediate neighbours so they are informed

Thank you for the opportunity to provide comments,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association
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