



January 9, 2008

Sustainable Community Planning  
Land Use Planning & Policy  
The City of Calgary  
PO Box 2100, Stn M  
Calgary, AB T2P 2M5

**ATTN: Mr. Steve Jones, Ms. Deborah Cooper, and Ms. Allison Chan**

**RE: Calgary Planning Commission, December 11, 2008**  
**Review Hillhurst-Sunnyside Area Redevelopment, Part 2 - TOD**  
**CPC Proposed Amendment for Council's Consideration, proposed by Mr. Sturgess**

***Summary of CPC Proposed Amendment for Council's Consideration:***

Increase the maximum allowable building heights from 16 and 20 meters, respectively, to 26 meters, within *Subject Areas* according to enclosed *Figure 1 - Reference Figure*.

***Hillhurst-Sunnyside Community Association Response:***

We strongly object to the proposed amendment. The established rationale for the maximum allowable building height of 20 meters along the primary 14th Street corridor is both sound and, in our opinion, accepted by the majority of community members who have participated in this review process. The rationale for this height maximum is akin to that of the 20 meter maximum allowable building height proposed on the west side of 10th Street between 3rd Avenue and Kensington Road, which is: areas where there is a direct interface condition (particularly mid-block) with the established low-density low-rise single-family areas of Hillhurst-Sunnyside should be sensitive in terms of height and form to minimize impacts of shadow and privacy. The east and west boundaries of the 14th Street corridor *Subject Area* share a direct interface condition with the established low-density low-rise single-family areas on the other side of the respective laneways (mid-block). Maximum allowable building heights greater than 20 meters have not received community support in areas where this interface condition exists.

Also, we object to the proposed increase in maximum allowable building height from 16 meters to 26 meters in the *Subject Area* between 10th street and 9A Street north of 5th Avenue. The established

rationale is that a greater height could be acceptable in this area; however, it was felt that the majority of this area had already undergone significant recent redevelopment to or approaching an approximate 16 meter height and the maximum allowable height for redevelopment should maintain some consistency in form. Further rationale is that more significant and denser/taller redevelopment activity should be focused in those areas south of 5th Avenue along the 10th Street corridor and, in particular, between 10th Street and 9A Street (south of 5th Avenue and north of Memorial Drive) where there is full-block redevelopment potential. The primary intent is to encourage the most significant of redevelopment activity in these areas first and foremost; to focus development interest in the identified key redevelopment catalyst areas.

Also, for both *Subject Areas* consideration must be given to the configuration of the existing street network, which provides very limited opportunity for redevelopment sites to manage vehicular traffic through direct access to collector and/or local streets, and will therefore require primary access to above and sub-grade parking structures through laneways. As such, we feel these *Subject Areas* are less suitable for greater density and height than that currently proposed, as it will add an unmanageable vehicular traffic burden to the laneways.

We also note that should Council consider this amendment, allowable maximum densities (FAR) and Land Use Policy Area type must also be reconsidered for each *Subject Area*, so that these areas reflect the intent of the greater policy and design guidelines contained within the document.

Sincerely,

**Hillhurst-Sunnyside Community Association**

Jackolynn Coughlin, President

CC: *Alderman Druh Farrell, Ward 7*  
*Mr. Gary Andrishak, IBI Group*

*Enclosure.*

# FIGURE 1 - Reference Figure

January 08, 2009

## Building Heights

■ ■ ■ SUBJECT AREAS

