



Hillhurst/Sunnyside

Area Redevelopment Plan (ARP) Amendment

Planning for Transit Oriented Development (TOD)

Results from Questionnaire & Information Session May 2006



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Executive Summary

As part of the citizen's engagement process for the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) Amendment: Planning for Transit-Oriented Development project, residents and business owners of Hillhurst and Sunnyside were asked about their values, concerns, and future desires for their community. Input from the community was received through a number of methods including a public information session, public workshops, a mail out/on-line questionnaire, and by email. This report contains the results from 146 questionnaires (received between 2006 May 17 to June 21), the comments from the Information Session (2006 May), and email. The results from the public workshops (Co-Design Workshops) have been compiled under a separate cover.

The questionnaire results indicated:

People chose to move to Hillhurst and Sunnyside for the following reasons:

- Location
 - o proximity to downtown
 - o the river
 - o LRT
 - o And other amenities such as schools
- Community character
- Architectural attributes
- Pedestrian culture
- Affordable housing (at the time they moved in)

Not surprisingly, these same attributes were also given for answering the question about what they considered the best thing about their community.

Concerns include:

- Parking – any plans to reduce permit parking would not be accepted
- Transit – more trains and fixing up the Sunnyside station
- Traffic – impacts of increased development and traffic calming measures ineffective

- Community character - maintaining a 'village' feel, improving the streetscapes, restricting building heights (3 to 6 storeys maximum) and large format commercial operations

Other comments included:

- Enforcement of noise bylaws
- The perceived increase in the number of transients

Citizen engagement will continue to be an important component of this planning process. The results from this questionnaire and the various other public engagement methods will be used to help generate and test policy scenarios that strike the best balance among conflicting priorities which will be brought forward for further public input towards the new year. Successful transit-oriented development around the Sunnyside station will be a useful model for other TOD projects at other LRT stations in Calgary.



Introduction

A new program of planning studies is underway by The City of Calgary to review land use policies for areas around LRT stations. The purpose is to ensure that land use policies will facilitate development that is consistent with City Council's recently adopted Transit-Oriented Development (TOD) Policy Guidelines (2004) and Calgary Plan (1998) policies. Transit-Oriented Development guidelines seek to implement a more sustainable approach to urban planning by encouraging more people living and working within a walkable distance to LRT stations and major bus corridors as well as a more convenient and enjoyable pedestrian environment.

Key TOD policies aim to:

- Ensure transit-supportive land uses.
- Increase density around transit stations.
- Create pedestrian-friendly design.
- Make each station a 'place'.
- Manage parking, bus and vehicular traffic.
- Plan in context with the local communities.

The Sunnyside LRT station area is the first LRT station area to undergo such a review. The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) was adopted by Council in 1988 shortly after the LRT line was constructed. At that time, Calgary's population was 675,118 (City of Calgary Civic Census). Now, 18 years later, Calgary is one of Canada's fastest growing urban centres with a population that has reached the one million mark and the challenge of accommodating growth in a sustainable manner is even more pressing. The project will reassess existing ARP policy in light of new Council objectives with regards to TOD and provide community residents and businesses an opportunity to revisit the community vision to ensure that it addresses current dynamics, city-wide strategic objectives and community aspirations.

Engagement Methodology

The early phase of the project was designed to gather input and comments from the Hillhurst and Sunnyside communities regarding the things they value about their community, what changes they would like to see and what their future vision is for the area.

This report contains input primarily from a mail-out questionnaire as well as other comments received via email, from free-form responses at a public Information Session held Tuesday, 2006 May 23 at the Hillhurst/Sunnyside Community Association. A head count indicated that approximately 130 people attended the 4.5 hour information session.

Questionnaire

A newsletter, called the Hillhurst/Sunnyside LOOP (see Appendix A) which contained a double sided questionnaire (see Appendix B) was sent out to the residents of Hillhurst/Sunnyside on 2006 May 17.

The following distribution methods were used:

- mail drop by Canada Post
- mailed to landowners within the study area boundary (see Appendix C)
- bundles of newsletters were left at 6 locations within the community (Safeway, Chicken on the Way, Starbucks, Samie's Food Store, Galleria and the Hillhurst/Sunnyside Community Association)
- on-line questionnaire

It should be noted that there were some difficulties with the mail drop method. Numerous residents indicated that they did not receive the newsletter in the mail. Follow-up with Canada Post has not revealed the cause of the problem.

A total of 146 questionnaires were completed and returned. The questionnaire deadline was 2006 May 26, however questionnaires received up until 2006 June 21 have been included in this analysis.

Free-Form Responses

A public Information Session was held 2006 May 23 at the Hillhurst/Sunnyside Community Association Centre (1320



– 5 Avenue NW) which launched this planning project to the community. Residents had the opportunity to jot down thoughts and concerns on Post-it™ notes. They then could either attach these Post-it™ notes to a “sticky wall”, or on display boards containing maps and detailed information posters which were around the perimeter of the room. The comments from the sticky wall have been compiled in this report separately from the questionnaire results.

Other E-mails

Another method of communicating with planning staff was through the TODplanning@calgary.ca e-mail account that was set up for this project. Some people chose this method as a way of providing their comments which have also been incorporated into this document separate from the questionnaire.

Key Findings

Demographic Profile of Respondents

Gender

- Of 141 responses to this question representing 95.9% of total responses, 38.8% were male and 57.1% were female. Just over four percent (4.1%) of the total responses did not provide a valid response for this question.

Age

- The age category with the largest number of respondents was the 45 to 59 age cohort with 32.2% of total respondents. The respondent population was almost equally split around age 45 with 48.6% of the respondents being 45 or older, while 51.4% were between the ages of 20 and 44. There were no respondents under the age of 20. There were 146 responses to this question. The following histogram shows the frequency breakdown by age cohort.

1 = Under 20 years

2 = 20 to 30 years old

3 = 35 to 44 years old

4 = 45 to 59 years

5 = 60 plus years

Length of time residing in Hillhurst/Sunnyside

- The data showed that the mean length of residing in the community was 11 years, while the median was eight years, meaning half of the residents have lived in the community for eight years or more, and half for eight years or less. There were 133 responses to this question.



Open-ended Community Questions

This section presents a summary analysis of the five open-ended questions on the questionnaire inserted in The Hillhurst Sunnyside LOOP newsletter. The findings are summarized by question. Submissions were diverse and covered many topics, ideas and issues. General themes have been gleaned from the large amount of data and appear in bold. Sub-themes are listed with the number of responses in brackets. Quotes highlighting the general themes have been selected from the verbatim comments.

Why did you choose to move into this community?

Location: One of the most mentioned advantages to living in either community was the location. Proximity to the following places were cited:

- A wide variety of Shops and Services (i.e. a grocery store, pubs, coffee shops, small unique shops - not big box stores, dentist, health centre, and restaurants) (81)
- Downtown (70)
- Close to my work place (most often elaborated as in the downtown core) (36)
- River (28)
- LRT station (26)
- Location (not specified) (22)
- Pathways (i.e. River pathway and McHugh Bluff) (20)
- Natural areas and green spaces (19)
- Parks (i.e. Riley Park for the pool, Prince's Island) (18)
- Schools (Sunnyside and Queen Elizabeth) (15)
- Proximity to family and friends (8)
- Major roads (i.e. Kensington Road, 10 Street) (8)
- Cultural venues (i.e. Saddledome, The Plaza Theatre and Jubilee Auditorium) (6)
- University of Calgary (4)
- Bus services (2)

- Library (2)
- Churches (2)

"Live less than 2 minutes from the LRT station. My husband can ride his bike to work so we can sell one of our cars. Everything we need is walking distance from groceries to picture framing."

Community Character: Respondents commented on the sense of community they felt, often expressing the idea that they lived in a village or small town within a city. The difference between the suburbs and inner city communities were highlighted by the respondents. Community vitality and diversity were highly valued by respondents. Adjectives used to express this idea were (65 responses – all adjectives):

- Vibrant
- Dynamic
- Energy
- Friendly
- Nice
- Caring
- Comfortable
- Charming
- Quiet
- Down to earth
- Much loved
- Pleasant
- Beautiful
- Ambience

Other Community characteristics cited were:

- Small Village within a City (i.e. self contained) (18)
- Prefer urban to suburban areas/culture (16)
- Diversity of residents (14)
- Strong connection to neighbours (13)

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- Activity (commercial and people after 5pm) (5)
- Having the cool factor (2)
- Many opportunities to be involved with the community (2)
- Respect for history and culture (1)

"I was drawn to the diversity and the dynamic nature of the area. Of all the areas in the city, I believe that this one has the greatest sense of a village within the larger context of the city."

"Kensington is a diverse neighbourhood -- we are not all cut from one cloth. In addition, there are people about -- people are not just getting in their car to go places -- they walk and talk to others."

"Diverse mix of people: grannies, yuppies, students."

Architectural Attributes and Streetscape Style: Respondents commented on architectural features of the buildings and the streetscape which they liked.

- Variety and uniqueness of houses (15)
- Older houses (13)
- Mature trees (13)
- Low density concept (6)
- Tree-lined streets (4)
- Cute houses (i.e. charm and romantic idealism) (3)
- Ground level homes with lawns and gardens (2)

"The neighbourhood is an eclectic mix of styles and people. Plus the suburbs terrify me. All that beige and taupe..."

Architectural features which were not seen as being desirable were:

- High-rises (4)
- Big box stores (2)
- Large number of houses looking the same as in the suburbs (2)
- Front drive garages (1)

Hillhurst/Sunnyside was differentiated from other inner city communities as being better by some respondents. They commented that Bankview and Beltline had greater density or zoning codes which allowed for more high-rise buildings. Also

the geographical division created by the Bow River separated Hillhurst/Sunnyside from the downtown core and contributes to the areas' uniqueness.

Pedestrian Culture: Pedestrian (55), Bike (6)

A great number of respondents mentioned the walk-ability of the area and were less dependent on using a vehicle for their transportation needs. Bicycles were also mentioned as an alternative transportation mode.

"We sold our car upon moving back to Calgary, and bought a house within 50 metres of the Sunnyside LRT. We wanted to live without a car, use public transport, and be able to walk to get groceries".

Affordable Housing: (14) Some respondents commented that some years ago they moved into the area, attracted by cheap rents and later becoming home owners. From other comments this seems to be changing with the rise in the cost of property and taxes due to the current real estate market. Some respondents indicated they bought land for the investment potential.

"Affordable first home. Have always believed the inner city could be a good place to raise children (it used to be -- but not anymore due to speculator landlords)."

Now that you live here, what is the best thing about your community?

Overwhelmingly, respondents reiterated the features which drew them to the area: Location and Community Character. A few concerns about change (coming from the city or developers) were expressed. Resoundingly though, residents feel that that Hillhurst/Sunnyside is a great community to live in and the community continues to offer those positive things which appealed to them in the first place.

Location: All the advantages of location were highlighted again. Proximity and easy access to downtown, people's places of work, shopping, services and cultural venues by walking, cycling or LRT.

"Great location. Very 'walk' friendly, lots to do close by for active people (I'm a runner and cyclist), great pathway access and diverse mix of people."

Community Character: When responding to this question, people commented a great deal about their sense of community.

"The character of the area, the type of residents it attracts



are more proactive about the community (a strong community association), and the location.

Sub themes of Community Character which respondents commented on were: **Diversity** of people, Mix of **Housing Style, Vitality, Safety, Natural Environment, Quietness** of the community, and the presence of **Local Businesses**.

"The diversity in people and property. An older established neighbourhood with interesting history and a community of people that like to live in the inner city."

"Passion and vigour of neighbours..."

"...Families are moving back in because of the safe and friendly environment..."

"... It's an older community with REAL TREES and one of the best parks and manicured flower gardens in the city. I love the mix of older and newer residential units and the fact that (re)developers are not allowed to run wild and the community DOES have something to say about what can (and cannot) be built here..."

"Quiet and nice place to live."

"...It is a community that thrives on local residents and their involvement in and patronage of local business, associations and schools."

Are there any changes you would like to see in your community?

Noise, traffic and parking issues were most frequently mentioned, followed by concerns for community and neighbourhood character. Other issues raised were appropriate type of development for the area, safety and enforcement of By-law.

Parking, Traffic, By-law and Noise:

- By-laws need to be enforced (i.e. speeding, noise, panhandling, litter, public drunkenness, theft, parking and snow removal) (23)
- Discourage use of vehicles (10)
- Stop shortcutting (10)
- Encourage using walking, biking, and taking transit (8)
- Noise (too much - from Bar patrons and Transit buses) (6)

- Traffic calming waste of time and money (4) vs. More traffic calming (i.e. roundabouts) (8)
- Ban cars from streets similar to Stephen Avenue or 3 Avenue (especially 10 Street NW) (4)
- More parking for residents and guest (4) vs. Less parking for tenants (2)
- More trains (i.e. on weekends, more cars) (3)
- Close off some streets (3)
- Improve street lights and street signs (i.e. more attractive ones) (3)
- Bike lanes on the roads (3)
- Build parkade on 10 Street NW (2) vs. no more parking needed (3)
- Underground parking on 10 Street NW (2)
- 2 hours parking zone in all of area during the work week (2)
- Trains too crowded during the week (2)
- Repair LRT station platform (2)
- Encourage car pooling (2)
- Dog owners using residents' garbage cans to dispose of dog feces (2)
- Improve side roads and alleys (2)
- Better bus service (1)
- More police presence (1)
- Install more flashing pedestrian lights (1)
- Improve interchange at 16 Avenue NW and 14 Street NW (1)
- Reduce street sizes (1) vs. Widen streets (1)

Community Character and Streetscape

- Encourage variety and diversity (17)
- Maintain the "village in the city" feel (16)
- More trees/ community gardens/develop new green spaces (13)

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- Improve sidewalks (9)
 - Don't make any changes (5)
 - Retain character buildings (4)
 - Cleaner streets (3)
 - Encourage pedestrians (2)
 - Create a Sunnyside Community Meeting place (1)
 - Protect the river from pollution (1)
 - Bury utilities (1)
 - Protect schools in the area (1)
 - More benches (1)
 - Find a year round space for the Hillhurst/Sunnyside Farmer's Market (1)
 - More recycle bins and recycling of used furniture put out as garbage (1)
 - A greenhouse program (1)
 - A community compost system (1)
 - Assistance for street people (1)
 - Restrict sports in Riley Park (1)
 - Remove coyotes (1)
- Development Issues**
- Improve existing shop fronts/ patios (16)
 - More family housing (8)
 - Consider types of commercial business – no more bars, more shops (7)
 - Control but don't prohibit development (7)
 - Remove concrete barrier down 2 Avenue NW (7)
 - Affordable housing (6)
 - Limit on height of buildings (three, four and five storeys were the most common requests) (5)
 - Moderately higher density is ok but the not as highest density as downtown core (5)
- Less high end homes and condos (4) vs. more high end houses (2)
 - Low density developments (4) vs. More high density developments (2)
 - Less taxes (3)
 - No big box stores (3)
 - More tax dollars towards inner city infrastructure projects (3)
 - Build community housing (i.e. townhouses) (3)
 - Affordable commercial space for small business and retailers (2)
 - More low income (2)
 - Less renters (2)
 - New developments have to provide 20% of development for affordable housing in the same area (2)
 - Adhere to current and future ARP (2)
 - Commercial zoning around train station (1)
 - Mixed use development zoning (1)
 - Keep rental units affordable (1) vs. no cheap rentals (1)
 - Easements relaxed to allow for flat rooftops (1)
 - Have tax incentives for builders with sustainable/ contemporary designs (1)
 - Make infill guidelines law (1)
 - Zoning to permit front drive garages for in-fills (1)
 - More mail boxes (1)
 - Encourage green buildings (1)
 - Create a land trust (1)
- Some respondents have noticed the recent change of housing types such as rental units being converted into condominiums, high end in-fills and concern about availability of affordable housing in the area.



“The conversion of affordable rental units into luxury condos, flipping of houses for profit, and the tearing down of affordable houses into huge townhouses is driving lower income people out of the community. That is what I liked about Sunnyside; it was not economically segregated, unlike most other communities. Many families cannot afford to live here; therefore not many children go to the Sunnyside School.”

Do you have any concerns that should be addressed during the planning process?

Respondents were most concerned about Parking, Transit, Traffic, and community character. The rate of development was of concern to many residents. Four respondents said they had no concerns to be addressed.

Parking, Traffic and Transit

- Too much traffic (i.e. it will only become worse with greater density) (18)
- Maintain current street parking levels and passes (i.e. free for local residents, more density will create more parking problems) (10)
- Congestion at Memorial Drive and 10 Street (i.e. coordinate traffic lights at peak times) (6)
- Better safety and security at LRT platform (4)
- Transit system works at maximum capacity now (4)
- Permit for parking everywhere (i.e. no more ‘park and walk’ for downtown workers) (4)
- Traffic Calming didn’t work (1) vs. more traffic calming (4)
- Increase frequency of trains (3)
- CTrain cars too full at peak times (3)
- Even if people live close to train they will still own cars (3)
- People with more than one car should pay more (1) vs. more parking passes for residents (3)
- Longer LRT station for one more car per train (2)
- Stop short cutting – restrict commuter routes (2)
- More lighting in back alleys, side roads and foot bridge (2)
- More crosswalks (i.e. Kensington Road at 18A Street, 6 Avenue at Riley Park) (2)
- Extend free fare zone to Sunnyside Station (1)
- Consider building train underground (1) or between Memorial Drive and McHugh Bluff (1)
- Fix up LRT station (1)
- Grateful for seniors pass (1)
- Hard to drive east bound on Memorial Drive (1)
- Only need one car but city insists space for 2 cars be provided on our small lot (1)
- Vehicles blocking driveways (1)
- Can’t park motor home in front of home to prepare for trips because too many cars parked on the street (1)
- There will not be enough parking at future St. John’s church site (1)
- Keep construction down at rush hour (1)
- Put playground zone on 10 Street along Riley Park (1)
- Put in ornamental median rather than concrete barriers (1)
- Encourage bike use (1)

Community Character

- Strive to maintain village feel, charm, uniqueness, family friendly and appeal for walking despite new developments and changes in density which inevitably will be taking place (28)
- Change of socio-economic mix of neighbourhood (11)
- Maintain diversity residents (i.e. encourage young families to move to area) (10)
- Maintain character homes (i.e. no suburban looking houses) (10)
- Keep Schools (7)
- Preserve low-rise walk ups (4)
- No ‘Red Mile’ (1)
- Loss of creative/artistic character (1)



“Seems to be a neighbourhood for rich people only. Maybe would be nice to include living spaces for families and less well-off people.”

Development issues

- Density Issues: High Density (3) vs. Low density (16)
- No High-rises (14) vs. Allow some more high-rises (2)
 - Limit to three, four or five storeys on 10 Street and other residential area (12)
 - No large high-rise on St. John’s church site (3)
 - Not too many apartment buildings (1)
- Build affordable housing (11)
- Preserve/build single family homes (6)
- Too many in-fills (5)
 - In-fills too big (4)
- Too many multi-dwellings (3)
- Loss of rental units (2)
- Give tax incentives to environmentally conscious builders (2)
- Encourage character architecture (2)
- Community driven developments (i.e. plazas, artwork and parks) (2)
- Allow mixed use or live/ work developments (1)
- Favour contemporary urban design over traditional styles (1)
- No front drive garages (1)
- Develop empty lots in Victoria Park and Inglewood with high density developments before Hillhurst/ Sunnyside (1)
- Remove barriers to streets west of 10 Street (1)
- Adopt a European model (i.e. four storey maximum, no side yards, no front yards) (1)
- Do not have too many architectural controls (1) vs. architectural controls to stop development (1)
- Rising taxes hard for seniors to keep their homes (1)

Commercial development

- Encourage small independent business (7)
- Zoning
 - Limit commercial zoning to 10 Street (4)
 - Relax zoning (easier to go from residential to commercial) (1)
- No big box stores (2)
- Encourage retail and restaurants over office space (2)
- Too many bars (2)
- Refurbish Kensington business area (1)

By-Law Enforcement

- Enforce noise by-law (3)
- Maintain safety in area (i.e. for children, pedestrians) (3)
- Too much partying on the street (2)
- Greater police presence (1)
- Increase in homeless people and drug users in area (1)
- Bikes on sidewalks (1)

Natural Environment and Streetscape

- Keep integrity of the parks, green spaces, mature trees and river (12)
- Encourage pedestrian culture (5)
- Better maintenance of parks (3)
- Cleaner streets and parks (i.e. more trash bins) (3)
- Encourage ‘green’ buildings (i.e. green roof) (2)
- Avoid shadowing of properties from tall buildings (1)
- Maintain view of river (1)
- Allow for wider sidewalks (1)
- No more parks near LRT station. Current parks only encourage panhandlers etc. to loiter in them (1)
- Concern for wildlife (i.e. birds and squirrels) (1)



- Build planter boxes (1)
- Pesticide-free parks (1)

Planning Process

- TOD planning is flawed as walking is faster than taking the LRT (3)
- Want more data about LRT (i.e. capacity) (3)
- Plan based on old information (2)
- Develop other destinations for employment, shopping and entertainment along LRT (2)
- Planning should be historically minded (2)
- Commitment to complete the project (2)
- More involvement of residents in planning process (2)
- Sense that community association had more power in past regarding development plans (2)
- Study area is too large (1) vs. too narrow (1)
- ARP not adhered to (i.e. corner of 5 Street and Memorial Drive and residential lots) (1)
- LRT stations poorly designed (1)
- Hillhurst and Sunnyside not the same, should be considered separately (1)
- Impressed with vision workshop (but could not attend) (1)

Other comments

Respondents were given the chance to comment on anything they wished in this section. Fewer responses were received than the other questions but they were often quite lengthy. A wide variety of comments were received.

- No change needed/the community is great (6)
- Current ARP works fairly well (2)
 - New ARP may put density ahead of community character (2)
 - Maintain current restrictions (2)

- Keep present height restrictions (3)

- The wrong changes could create an apartment slum (1)

"I think that I live in the best community in Calgary and I would like to see it stay that way."

Community Character

- Keep unique character (10)
- Encourage walking (6)
- Maintain socio-economic mix of people (i.e. students, seniors, singles and families keeps it vibrant) (5)
- Encourage young families so school will stay open (4)
- Gradual erosion of sense of neighbourhood due to increase of transient populations (i.e. condos, rental units) (2)
- Maintain pleasant, clean and compassionate community (2)
- Maintain character homes (1)
- Bucks the urban sprawl, car-dependant trends of the rest of the city (1)
- Support local festivals (i.e. Sun and Salsa Festival) (1)

"I feel like my house is in jeopardy, please don't force me out."

Development and Zoning Issues

- Opportunity for High density (i.e. condos over 10 storeys, as dense as you want) (9)
- No high-rises (i.e. not over 10 storeys, 20 or 30 storeys) (7)
- Support local small businesses (4)
- More affordable housing (4)
- More low-rental or rent controlled units (make sure it goes to deserving people) (3)
- Architectural controls for every new building
 - Maximum height of new buildings backing on to single family houses to prevent shading (i.e. should be 4 storeys) (3)
 - New 'monster' houses too big (2)



- o Ban pink stucco (1)
- o All garages built in new developments should cater for the heights of the vehicles (i.e. mini vans, SUV's) (1)
- Twenty percent (20%) of all new development should have to be affordable housing (2)
- Architecture should connect with existing characteristics (i.e. walk-ability) (2)
- Pedestrian mall (i.e. by Safeway and on Kensington Road at 10 Street) (2)
- Redevelop warehouse on 2 Avenue (2)
- St. John's church - ideas for redevelopment
 - o Align site to 3 Avenue NW (2)
 - o Shops in the bottom, residences above (1)
 - o Make 200 parking stalls on site (1)
 - o Buildings south should be allowed to develop 1.5 storey store fronts (1)
- Greater density creates concern for safety and adequate lighting (1)
- More multi-family housing (1)
- Developments like town houses by Riley Park are a good model (1)
- Fix 14 Street (i.e. Sound wall on east side) (1)
- Refurbish commercial area in Hillhurst (south on 19 Street & 5 Avenue) (1)
- Don't make Sunnyside the next "Eau Claire" - a hub for downtown workers at lunch during the summer (1)
- No chain stores (1)
- No more pubs needed in area (1)

"I do not want the zoning changed in the area. 25 years ago we fought to get this zoning so the high-rises that were built on 10 Street would not happen again. Now these same buildings are being used as an excuse for more to build along 10 St."

Parking, Traffic and Transit Issues

- Fewer cars - more accessible for pedestrians (6)
- Address parking issues for residents and businesses (4)
- Not enough parking – underground parking should be built (4)
- Improved transit system will reduce traffic (2)
- A LRT station as a "destination" is not the norm. Sunnyside is the exception but people generally spend as little time as possible at LRT stations (2)
- Stop shortcutting through neighbourhood (2)
- Close off smaller streets (i.e. 3 Street NW, 4 Avenue NW and lane on 10 Street NW) (2)
- Realign streets (i.e. 3 Avenue NW to 10 Street NW, Gladstone Road) (2)
- Congestion at Kensington Road and 10 Street (2)
- Maintain back alleys (1)
- More frequent cleaning of LRT station (1)
- Move LRT platform between 3 Avenue NW and 2 Avenue NW (1)
- Better security at LRT station (i.e. people loitering around station) (1)
- More and better bus shelters (1)
- Remove stop light at Memorial Drive – no one uses it (1)
- Build speed bumps (1)

"This is a neighbourhood, not a speed bump in the way of suburbanites commute to downtown. Traffic flow through the community should NOT be improved. They can wait in their cars or drive around our neighbourhood."

Taxes

- Residents of Hillhurst/Sunnyside are paying more taxes for less services than suburbanites (3)
- Lower taxes (2)
- Market value assessments are seen as unfair (1)
- Concern for seniors' ability to pay rising taxes (1)



"I am concerned about the 'fate' of seniors that own homes in this community. The fact that those on fixed income may be driven from their homes because of sky-rocketing property values and rising taxes."

By-Law Enforcement

- More police presence in community (1)
- Outlaw wood burning (1)
- Enforce lawn maintenance By-laws (i.e. tenants don't mow laws) (1)
- Create places for young people to frequent specific to their interest (to prevent loitering) (1)
- Noise pollution (1)

Natural Environment

- Keep trees, gardens and green space (6)
- Make community pesticide free (1)
- More trees and green space around developments (1)
- ARP should reflect environmentally sound principals (1)
- Nonconforming buildings on 10 Street should be allowed to develop 1.5 story store fronts (1)
- Create rock gardens (1)
- Keep cricket in Riley Park (1)
- Protect trees and hedges from excavations (1)
- Water trees adequately, and replace ones which were removed last year (1)

Streetscape

- More frequent cleaning of streets and parks
 - o Ashtrays for smokers (2)
 - o Pick up litter in parks/ streets (2)
- Love flags on 10 Street (1)
- Have artist sculpt art from tree stumps of trees they are going to remove (1)

- Control graffiti (1)
- Less concrete in area around Safeway/CTrain station (1)

Planning Process

- Thanks for involving the residents (4)
- More timely delivery of questionnaire (i.e. more than two days) (3)
- LRT station in Sunnyside one of the best. Does the City think they can improve upon that? Improve other stations first. (3)
- Change favours the developers' not residents' interests (2)
- Information in pamphlets vague and unclear (2)
- Disparaging remarks about the competency of City of Calgary planners (1)
- Residents should have first refusal of ARP (1)
- Hillhurst and Sunnyside not the same, should be considered separately (1)
- Widen the study area (1)
- Incongruent information from City pamphlets – regarding intentions of development (i.e. increase density would reduce the number of vehicles and local traffic and other says changes to parking regulations in favour of local business over residents would bring more traffic hence people to encourage patronage of business in Hillhurst/ Sunnyside (1)
- Keep up the good work! (1)



Non-Questionnaire Feedback

Residents were given alternative options to express their opinions and concerns other than the formal questionnaire. Free-form responses at the Information Session and direct emails to the Planning Department were received. While there are fewer of these types of responses, the themes are similar to the responses from the questionnaire. These responses have been analysed by the method of response.

Other Emails

An email account was set up for this project, printed in the newsletter and on City of Calgary web site (TODplanning@calgary.ca). Seven people sent in emails. These people's comments/ concerns were very specific often focusing on a single issue at length.

Community Character

- Promote higher density pedestrian – oriented community by restricting traffic around the LRT station (2)
- Do not change/maintain unique character of both communities (2)

Safety

- What takes precedence - pedestrians or traffic flow through Hillhurst/ Sunnyside? (1)
- Maintenance of Sunnyside LRT station – temporary boards are unsafe (1)
- Short cutting through alley parallel to and between 10 Street and LRT tracks at 5 Avenue NW (1)

Environmental Development

- Green roof technology (1)
- Renewable energy technology (1)
- Change zoning to "live/work" (1)
- Require LEED Platinum Certification of new buildings (1)
- Under 15 storeys for St. John's church site (1)

Miscellaneous

- Not enough notice to attend information session (1)

- Small concessions at LRT station where transit riders could buy a wide variety of transit passes would add convenience for riders (1)

Free-Form Responses

As noted previously in Engagement Methodology, an opportunity was given to participants at the public Information Session of 2006 May 23 at the Hillhurst/Sunnyside Community Association Centre to jot down thoughts and concerns on Post-it™ notes and attach them to a "sticky wall".

Forty three written comments and one drawing were attached to the wall or other display boards at the end of the evening. The themes from these free-form responses are similar to the questionnaire and are highlighted below.

Community Character

- Maintain Character (4)
- Family Friendly (2)
- Don't change it (2)
- Unique "small town" feeling (1)
- Encourage socio-economic diversity of residents (i.e. students) (1)

Parking and Traffic

- Provide adequate street parking (4)
- More bikes/ pedestrian area (2)
- Parking privileges for only residents and their guests (1)
- Free parking for residents (1)
- Relax number of stalls required for a small lot (1)
- Maintain current parking system of 2 visitor passes (1)
- Slow traffic down (i.e. on 5 Street) (1)
- Don't make streets multi-lane (1)
- By-law enforcement of speeding in playground zones (1)
- Remove centre concrete "wall" on 2 Avenue (1)
- Fewer cars (1)



- More transit (i.e. outside of 600 metre radius) (1)
- Parking issues should be considered as part of ARP not separate (1)

Streetscape

- Maintain green spaces (4)
- Commercial development should be aimed at locals not all city (2)
- Add more gates (1)
- No architectural controls – stifles creativity, innovation, and diversity (1)
- More architectural controls (1)
- Rezone Sunnyside School – Public Educational (1)
- No gas stations (Shell) (1)
- No strip malls (1)
- High-rise on 10 Street stepping down to 10A Street (1)
- Preserve tree lined streets in Sunnyside (1)

Housing development

- No high-rises (i.e. nothing over two and a half to six storeys) (3)
- Low to medium density (2)
- Think “European City”, Vancouver or New York urban village (2)
- Favour “custom” and unique re-development housing types (2)
- No suburban type “cookie cutter” re-development (1)
- Stop raising taxes – limits who can afford to live in area (1)
- Do not try to transplant Californian option in Hillhurst/Sunnyside (1)
- Commercial development only on main thoroughfares (1)
- More low income housing (1)

Planning Processes

- Earlier notification of meetings (1)

- Broader area included in the plan (2)
- Notify adjacent residents before any development approval (1)
- Committee Representation should be proportional to land use percentage (1)

Calls to 311

Service and information requests to The City of Calgary’s 311 phone line for the Hillhurst/Sunnyside TOD were very low as the contact information on both the mail out and City of Calgary web page directed citizens to use specific phone numbers or the special TOD email. During the information session/ vision workshop period May 1 to June 30, a word search of 311 records using a variety of keyword searches was analyzed. The keyword search used the following terms: TOD, Area Redevelopment, Open House, Transit Oriented Development, Hillhurst, Sunnyside, Transit, Visioning Workshop, and Information Session. From this search, no service requests were created by City Staff but there were a small number of information requests (calls that the 3-1-1 Operations Centre representatives answer by referencing the information in the Contact Centre Knowledge Base, where no service request for the Business Unit is required) and the number of related calls to 3-1-1. One call referenced both TOD and Hillhurst Sunnyside LOOP. The broader terms Hillhurst, Sunnyside and Area Redevelopment had 2 calls each.



The Hillhurst Sunnyside LOOP

Planning for Transit Oriented Development (TOD)

MAY 2006

Council seeks to add new energy and vitality to areas around LRT stations

City land use policies encourage a full range of activities within an easy walk of neighbourhood LRT stations.

In line with *Calgary Plan* policies, City Council approved land use policies in 2004, designed to make the most out of the areas surrounding LRT stations.

In planner's language, they are called 'Transit Oriented Development' policies — TOD is the acronym — and these policies have prompted a new program of planning studies for areas within walking distance of the LRT stations.

And the Sunnyside LRT station will be the first to benefit.

Why Sunnyside Station? Because Hillhurst/Sunnyside is a community in evolution.

Hillhurst/Sunnyside is a community known for cutting edge vitality, mixed with old Calgary charm. It's where Calgary cosmopolitan meets the coffee culture.

Just one train stop from downtown, and a natural stop along the river pathway system, Sunnyside is truly a junction point, well-positioned for easy access to just about everything.

Now, The City can begin to set the stage to encourage new development that respects and enhances the community that's already in place; one that is true to the existing community context and 'flavour' while fulfilling Council's city-wide strategic vision.

Because desirable communities are anything but static. They evolve to reflect the changing needs, values and priorities of their own citizens, and of the greater community of which they are a unique and historic part.

Evolving: it's the best way to describe what's happening in Hillhurst/Sunnyside now.

And with the advice, help and suggestions of local residents, The City wants to make sure the 'new' Hillhurst/Sunnyside remains an appealing, high-demand neighbourhood within one of Canada's most dynamic urban areas.

www.calgary.ca call 3-1-1



The planning process — get involved! pg. 2



Will these changes affect my community? pg. 3



What, Where and When — The Co-design Fair. pg. 6

Public info and input sessions are scheduled for later this month. Please plan to attend.

The City will be hosting the following events:

INFORMATION SESSION

Tuesday, May 23, 2006

4:00 p.m. – 8:30 p.m.

Hillhurst/Sunnyside Community

Association Centre

1320 — 5 Avenue N.W.

VISIONING WORKSHOPS

(Co-Design Fairs)

Sunnyside School, main gym

211 — 7 Street N.W.

Sunday, June 4, 2006

9:00 a.m. – 4:00 p.m.

OR

Saturday, June 10, 2006

9:00 a.m. – 4:00 p.m.



THE CITY OF
CALGARY
LAND USE PLANNING & POLICY



What is an ecological footprint?

An ecological footprint is a measure of the demands our consumption patterns and lifestyle choices place on the natural environment, especially in terms of our consumption of energy, housing, transportation and food.

Calgary's 2001 ecological footprint was the largest in Canada at approximately 9.88 hectares per person (Source: Sustainable Calgary, 2004 State of the City Report).

What is an Area Redevelopment Plan (ARP)?

An ARP is a plan that establishes land uses and other City policy within the context of a specific community. An ARP must be consistent with broader city-wide policy objectives and must respect the existing community context. Essentially, an ARP is about finding the balance that's right for any given community.

Why is the time right for Hillhurst/Sunnyside?

Because the evolution is already happening. We all want to ensure it happens 'right'.

The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) was adopted in 1988, shortly after the LRT line was constructed. At that time, Calgary's population was 675,118 (Calgary Civic Census, 1988).

Now, 18 years later, Calgary is one of Canada's fastest growing urban centres, with a population nearing the one million mark, and a growth rate that leads the nation. So it's time to take another look at the Hillhurst/Sunnyside *ARP* and determine how it can contribute to making Calgary one of Canada's most sustainable cities.

Creating more opportunities for more people to walk to work, shop, enjoy the outdoors, or be entertained is how Calgary can reduce its *ecological footprint* while accommodating the demands of growth.

Numerous community redevelopment opportunities are likely to be (or have already been) put forward, including a proposal to redevelop the St. John's church site.

Project Planning Milestones: how it will all roll out

TOD planning process	Planning analysis & market study	Prepare land use strategy options	Prepare land use strategy options	Assessment of land use options	Assessment of land use options
Public engagement process	Public information and visioning sessions			Public review and comment on land use options	
St. John's Church site application process		Planning review St. John's Church site application with respect to City policy and community vision and prepare ARP amendment	Public review and comment on draft ARP amendment for the St. John's Church site	* Council Public Hearing	
	Spring '06	Summer '06	Fall '06	Winter '06	Winter '07

Appendix A - Newsletter

Change is in the works. But how will these changes affect the character of the Hillhurst/Sunnyside community?

Hillhurst/Sunnyside is a community best-known — and best-loved — by its residents and business owners. That's why your participation and input is so important to the planning process.

If you live and/or work here, you probably know the community well. You can help us accurately identify the qualities that make Hillhurst/Sunnyside the community that it is today, the issues that need to be addressed, and how we can make this an even more appealing neighbourhood.

To begin with, we'll be studying a very specific area, not the entire Hillhurst/Sunnyside community. Areas outside the study area will continue to be guided by the existing ARP policy.

Change can be accommodated within the community — particularly along the commercial corridors — in a way that respects what's here now, and that ensures the qualities you and your neighbours value are protected, or even enhanced.

City planners will be working with such tools of their profession as new concept testing and analysis; appropriate land use regulatory controls; urban design guidelines that ensure new development 'fits' with the evolving character of Kensington; traffic management controls; and improvements to public areas such as sidewalks, boulevards and plazas.

And what is the Calgary Plan?

The Calgary Plan (1998) is The City's pre-eminent land use planning policy document. It guides growth and development across the entire city, by establishing the strategic objectives to ensure our growth is well-managed and sustainable.

Key planning objectives include:

- Reducing our reliance on personal vehicles — more people living within walking and cycling distance of downtown and other employment areas.
- Encouraging more people to live in existing neighbourhoods and in housing that is compatible with the surrounding area.
- Encouraging a greater diversity of housing types and opportunities.



Appendix A - Newsletter



Get involved!

You'll have a number of opportunities to become involved in the planning process (see Project Planning Milestones).

Begin by completing the questionnaire in this newsletter (see insert). Then plan to participate throughout the process:

- Attend public information sessions
- Participate in the public Visioning Workshops (the Co-Design Fairs)
- Volunteer to assist at the Visioning Workshop (Co-Design Fair.)
Volunteer roles include note takers, photographers, greeters, assisting with set-up and serving refreshments
- Apply to join the *Citizen's Advisory Committee (CAC)* by filling out the application form below
- Stay informed by visiting the project Web site www.calgary.ca/TODplanning
- E-mail your ideas to TODplanning@calgary.ca
- Ask questions/generate conversations. City staff members can be contacted directly. **Call Susan at 268-1656 or Dawn at 268-1902**



Cut along dotted line

Would you like to join the Citizen's Advisory Committee?

Yes, I would like to apply to participate as a member of the Citizen's Advisory Committee.

A Citizen's Advisory Committee (CAC) will be established to advise the Planning Team on opportunities for public input, review of land use concepts, and striking an appropriate balance between city-wide and community objectives. Members of the CAC will have a variety of backgrounds and interests. Membership will include, but not be limited to, representatives of the Hillhurst/Sunnyside Community Association, Kensington Business Revitalization Zone (BRZ), community residents, professional design disciplines and citizens at large. About 15 people will be selected.

Name:

Phone number:

Address:

City:

Postal code:

Background (e.g., design profession, business owner, volunteer experience etc.):

Application deadline is May 26, 2006. Please return this application:

- Fax to : 268-3542** **Complete this application on our Web site www.calgary.ca/TODplanning**
- Mail to: Hillhurst/Sunnyside Planning #8117, The City of Calgary, P.O. Box 2100, Station 'M', Calgary, AB T2P 2M5**
- Drop it in a box at one of the following community locations: Hillhurst/Sunnyside Community Association, Safeway, Samie's Food Store, Chicken on the Way or Galleria**
- Drop it off at the Information Session on Tuesday, May 23, 2006 at the Hillhurst/Sunnyside Community Association**

This personal information is collected under the authority of the Alberta Municipal Government Act, Section 836(1) and the FOIP Act, Section 33(c) and subsequent versions of these Acts. It will be used to communicate with the survey respondents during the plan review and public participation process. It is protected under the privacy provisions of the FOIP Act. If you have any questions regarding the collection of this information please contact the FOIP Program Administrator, Land Use Planning and Policy, P.O. Box 2100, Stn. "M" Calgary, AB T2P 2M5. Telephone: 268-5392.



What is a Visioning Workshop (Co-Design Fair) and how does it work?

It's an innovative, participatory community planning tool in which residents, business owners and other stakeholders identify how their neighbourhood might evolve, how it might look and 'work' in the future, and which of these looks and functions they find most appealing.

Come to the Sunnyside School Main Gym at **9 a.m. on Sunday, June 4 or Saturday, June 10** and you can participate in all three stages during the full-day events.

If you can't spare the whole day, drop in later in the day to see what the fair participants came up with. You can view the completed vision drawings, participate in rating the features, and identify the ideas you find most appealing.

Stage one - Activity timeline: The process begins with participants describing what a day in the life of Hillhurst/Sunnyside might be like in the future. Participants call out various activities such as shopping, jogging, walking to work, etc.

Stage two - Site walk: Participants gather in groups with their artist and go out to look for qualities of the area in relation to the future activities.

Stage three - Image creation: Participants gather in smaller groups with a professional artist and describe their activities in more detail. As participants describe their activities and settings, the artist builds an image that grows to include activities, furniture, buildings, plantings and ground cover.

Stage four - Rating the features: Participants list all the features of the finished drawing on a rating sheet. Then, by mid-afternoon the drawings and rating sheets are mounted on display around the hall. All participants circulate to examine each drawing and record their three personal preferences on the rating sheet.

Will you be attending?

Please let us know if you plan to attend the Visioning Workshop (Co-Design Fair) on **June 4 or 10**. Or perhaps you'd like to volunteer to help with the fair. Call 268-1902 or 268-1656 or return the insert in this newsletter.

What is TOD?

Transit Oriented Development (TOD) policies are critical to the evolution of communities around LRT stations.

Generally, TOD guidelines aim to:

- Ensure transit-supportive land uses
- Increase density around transit stations
- Create pedestrian-friendly design
- Make each LRT station a 'place'
- Manage parking, bus and vehicular traffic
- Plan in context with the local communities

Questions or Comments?

Write to us:
Hillhurst/Sunnyside Planning #8117
The City of Calgary
P.O. Box 2100, Station 'M'
Calgary, AB T2P 2M5

Call us: 268-1656 or 268-1902
E-Mail us: TODplanning@calgary.ca
Fax us: 268-3542
Visit: www.calgary.ca/TODplanning



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www.calgary.ca call 3-1-1

2006-0561

Appendix B - Questionnaire



Get involved!

The Hillhurst/Sunnyside LOOP – Planning for Transit Oriented Development

In 2004, Calgary City Council approved land use policies designed to make the most out of the areas surrounding LRT stations. These policies have prompted a new program of planning studies for the areas within walking distance to the LRT stations and the Sunnyside LRT Station has been chosen as the first area to undergo such a review.

Of course, Hillhurst/Sunnyside is a community best-known — and best-loved — by its residents and business owners. That's why your participation and input is so important to the planning process. Please help us get to know what is important to you in your community.

Questionnaire

Demographic information:

Sex: m or f _____ How long have you lived in Hillhurst/Sunnyside? _____

Age: under 20 20-34 35-44 45-59 60+ _____

Community questions:

1. Why did you choose to move into this community?

2. Now that you live here, what is the best thing about your community?

3. Are there any changes you would like to see in your community?

Continued on reverse side >>





Get involved!

Questionnaire continued...

4. Do you have any concerns that should be addressed during the planning process?

5. Other comments:

Yes, I plan to attend a Visioning Workshop (Co-Design Fair) please check one:

Sunday, June 4 or **Saturday, June 10**

Please contact Susan at 268-1656 or Dawn at 268-1902 regarding the following:

- I need local transportation assistance to participate in the Visioning Workshop (Co-Design Fair).
- I need on-site child-care assistance to participate in the Visioning Workshop (Co-Design Fair).
- I would like to volunteer to assist at the Visioning Workshop (Co-Design Fair). Volunteer roles include: note takers, photographers, greeters, assisting with set-up and serving refreshments.

Questionnaire deadline is Friday, May 26, 2006. Please return this questionnaire:

- Fax to: 268-3542
- Complete this questionnaire on our Web site www.calgary.ca/TODplanning
- Mail to: Hillhurst/Sunnyside Planning #8117, The City of Calgary, P.O. Box 2100, Station 'M', Calgary, AB T2P 2M5
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- Drop it off at the Information Session on Tuesday, May 23, 2006 at the Hillhurst/Sunnyside Community Association

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