



Project Name

Grace Hospital Site: What we Heard
Summer 2017

Project overview

This application proposes to change the designation of the Grace Hospital, Sunset Lodge and the Agape Hospice located at 1302, 1340 and 1402 8 Avenue NW, and 1040 14 Street NW from [M-CGd72 District](#), [S-CI District](#), and [Direct Control District](#) to Direct Control District to accommodate a mixed use health care campus and multi-residential development.

If approved, the land use redesignation will allow for:

- development of 13,395 square metres of medical offices including 743 square metres of supporting retail;
- up to 800 dwelling units proposed to be affordable and senior's housing;
- the maximum building height within 30 metres of the western property line is proposed to be 30 metres;
- The maximum building height for other areas on the site is proposed to be 70 metres.

Engagement and communications overview

To ensure that the community and residents were able to learn about the proposed land use change and provide input at this initial phase of engagement, an open house, hosted by the City of Calgary, was held on June 29th, 2017. In addition to the open house all information was posted on the City of Calgary Engage Portal from June 29th – August 16th. Members of the project team attended the Hillhurst Sunnyside Market July 30, August 2 and 9 to introduce the project to the community and encourage people to provide input via the online portal.

The objectives of our engagement and communications program were to:

- Inform the community about The City's planning process and the proposed plan
- Answer questions about The City's planning processes and the proposed plan
- Provide an opportunity for community members to share their thoughts and concerns about the application with The City
- Listen and learn from the community about their ideas and concerns related to the specific topic areas of the plan

What we asked

Stakeholders were asked to comment on two different images that displayed different height possibilities. They were also asked to comment on the types of amenities that might be appropriated for the site and what concerns they had about the site. There was also an opportunity to provide other suggestions.



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What we heard

Overall, there was a high level of interest in the proposed application and a wide range of input was received from the community.

All of your feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. These opinions were used to create high-level themes for each question. Since many of the comments represented opposite or varying points of view, we are unable to provide an overall characterization of positive, negative or neutral sentiment towards the application in its entirety.

Some of the main themes that emerged through all of the comments were:

- Theme one: Building height - Citizens expressed concern for the proposed 20 storey building height and thought this was too high for the area
 - Theme two: Traffic and parking – Citizens expressed concern that increased population density raises a concern about traffic volume and insufficient parking
 - Theme three: Community impact – Citizens are concerned that the building fits in with the existing community and the possible loss of views from SAIT and the Jubilee Auditorium.
- ▶ For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next steps

- ▶ Fall 2017 Workshops with the community
- ▶ Work with applicant to revise the application based on input from the public
- ▶ November 2017 Open House and online sharing of the amended application
- ▶ TBD - Calgary Planning Commission
- ▶ TBD - Council Meeting

Summary of Input

All of your comments from in-person and online engagement are reviewed to create themes. Each theme includes a summary and examples of verbatim comments in italics. These are the exact words you used. To ensure we capture all responses accurately, verbatim comments have not been altered.



IMAGE A
18-20 Storeys

IMAGE A is 18-20 storeys. This option allows for more activity at grade, like pedestrian walkways, street furniture (benches, tables/chairs), gathering spaces, green space.

What do you like about IMAGE A and why?

THEME	Detailed explanation and example
Building height is too high	<p>There was a strong sentiment from stakeholders that a height of 18-20 storeys is too high for a number of reasons. Some felt that it was too high for the location and others felt the height did not fit with the community image.</p> <ul style="list-style-type: none"> <i>18-20 stories is too high for the location event with the steep grade of the hill.</i> <i>This would conflict with the entire neighbourhood existing structures.</i> <i>I am concerned that it will not fit in with the surrounding community.</i>
Traffic, parking and safety	<p>Stakeholders expressed concern about increased traffic and congestion created by an increase in density on the site. This increased traffic could also cause safety issues.</p> <ul style="list-style-type: none"> <i>With limited road access and across from elementary school and Riley Park, this does not make sense.</i> <i>Efficient access to this location is limited which cause traffic delays!</i> <i>The parking problems would be excessive.</i> <i>Too much increased traffic in an area that is already congested and dangerous to school-ages children</i>

<p>Height is okay</p>	<p>Some stakeholders liked the idea of more density in the area because of the features and amenities it would bring.</p> <ul style="list-style-type: none"> • <i>Like Image A because it gives a good quality of mix. Like the pedestrian walkways, furniture, gathering spaces and green space.</i> • <i>I like the density. Will likely have retail amenities at grade or maybe live work units that provide something for neighbours in the community.</i> • <i>I prefer larger building this site is located against a hill and is not obstructing site lines for residents.</i>
<p>Loss of view</p>	<p>There was concern that this height would create a loss of view from the hillside to downtown</p> <ul style="list-style-type: none"> • <i>It does not show the impact of having a what amounts to a sore thumb looming over the height of the ridge line below the auditorium</i> • <i>The modern design is nice, and the option for green space as well, but not at the expense of the skyline</i>



IMAGE B
4-6 Storeys

IMAGE B is 4-6 storeys. This option protects the view but minimizes the opportunities at grade like street furniture, gathering spaces, green space.

What do you like about IMAGE B and why?

THEME	Detailed explanation and example
<p>Like the height</p>	<p>There was indication from stakeholders that a height of 4-6 storeys would work better for the community.</p> <ul style="list-style-type: none"> • <i>This design seems like it would not dramatically alter the landscape of the community</i> • <i>Acceptable height in relation to current surroundings and hill behind.</i> • <i>This scene has more of a community feel to it!</i>



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Traffic, parking and safety	<p>There was conflicting opinions about the effect a 4-6 storey development would have on traffic and parking. Some felt it would still cause problems, others felt it was more appropriate.</p> <ul style="list-style-type: none"> • <i>More reasonable development proposal in terms of adding to current pedestrian and vehicular access in an area</i> • <i>The size would also not overwhelm the traffic flow as greatly as image A</i> • <i>It generates more traffic which is dangerous to school children.</i>
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What amenities or services would you like to see?

THEME	Detailed explanation and example
Housing for seniors	<p>There was a general response that reflected the need for affordable housing for seniors be incorporated into the redevelopment.</p> <ul style="list-style-type: none"> • <i>Affordable housing, care facilities for seniors</i> • <i>Seniors residence - varying levels of care - independent to assisted</i> • <i>living to long term care.</i> • <i>Seniors aging in place complex</i>
Retail	<p>A wide variety of retail was suggested for the site including:</p> <ul style="list-style-type: none"> • <i>Calgary lab services, diagnostic imaging, dr offices</i> • <i>Restaurants</i> • <i>A pharmacy, small food and deli shops, coffee shops, small mobile/electronics store, laundry/drycleaning,</i>
Pedestrian and bike focused	<p>There was interest making the area pedestrian and bike friendly.</p> <ul style="list-style-type: none"> • <i>Lots of provisions for walking and biking.</i> • <i>Create a car-free zone for part of the area.</i> • <i>Design should be ped-friendly</i>
Green space	<p>Respondents also would like to see green space in the design.</p> <ul style="list-style-type: none"> • <i>Include green space at street level.</i> • <i>Trees, shrubs, flowering pots, cafe-tables and benches.</i> • <i>I would love to see a public or community garden in the green space</i>



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What concerns you most about this site and why?

THEME	Detailed explanation and example
Traffic, congestion, safety, parking	<p>Increased traffic in the area was a concern.</p> <ul style="list-style-type: none"> <i>The traffic on 7th Ave and on 12th Street would be overwhelmingly unsafe.</i> <i>This would add way too much traffic!</i> <i>More parking whether underground or surface on the property</i>
Height	<p>The height of more than 18 storeys was too high for some.</p> <ul style="list-style-type: none"> <i>Obviously 20 stories is too high</i> <i>Setting precedent for 18+ story building in the neighbourhood.</i> <i>No more than 5 or 6 stories</i> <i>18-20 storeys is significantly higher than any building in the area.</i>
Fit with the community	<p>Having the development fit in the neighbourhood was also important.</p> <ul style="list-style-type: none"> <i>It needs to be developed within keeping of the neighbourhood.</i> <i>take into account the wider neighbourhood needs</i> <i>designing buildings that preserve the 'village-style' appeal of our community.</i>
Area Redevelopment Plan (ARP)	<p>There was concern about why the existing ARP should be changed.</p> <ul style="list-style-type: none"> <i>The magnitude of the development should be limited to the ARP.</i> <i>There are accommodations provided in the ARP for both developers and community.</i> <i>Significant change to ARP & current zoning.</i>

What other suggestions do you have?

THEME	Detailed explanation and example
Traffic, safety, parking	<p>Some suggestions were made regarding traffic, safety and parking.</p> <ul style="list-style-type: none"> <i>Reduce speed limit on 14 St hill to 40 Kph.</i> <i>Do not remove/reduce street parking unless compensatory off-street parking is provided.</i> <i>The Traffic impact assessment should include analysis of potential risk of accidents due to increased traffic in the neighbourhood.</i>



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Lower density and height	<p>There were suggestions about density and height.</p> <ul style="list-style-type: none"> • <i>A low-rise building with excellent green space would be preferable.</i> • <i>mid-rise and lower units might work better</i> • <i>The height of anything built should not exceed what already exists on nearby 14th St.</i>
Housing	<p>Suggestions were made about the type of housing that should be considered.</p> <ul style="list-style-type: none"> • <i>Low income housing & other services benefit the community.</i> • <i>make sure that this is a senior, ASH, disability client based low income housing facility.</i> • <i>Varying sized dwellings, with function, style, and price ranges to accommodate families, singles and seniors of various income levels,</i>
Area Redevelopment Plan (ARP)	<p>Some think that the ARP should remain the same.</p> <ul style="list-style-type: none"> • <i>I suggest that the city follow the ARP which was created after very careful thought and consultation.</i> • <i>Follow what is in the existing ARP.</i> • <i>Ensure the zoning stays the way it is.</i>



Verbatim Comments

The comments below are as they were submitted by participants attending the event and by the online portal page, no edits have been made but personal information or offensive language is removed with an indication that this has happened.

IMAGE A is 18-20 storeys. This option allows for more activity at grade, like pedestrian walkways, street furniture (benches, tables/chairs), gathering spaces, green space.

What do you like about IMAGE A and why?

- 18-20 stories is too high for the location event with the steep grade of the hill. My preference is lower density small units 4-6 stories in height.
- I support density in this site, with low income & affordable housing - but this high. Modesty please. I don't support widening of 12th St to this degree - way too much encroachment on park, comm hall & school.
- Riley Park is already a loved & well used green space trying to sell this idea on more green space is a bit of a con job. This bldg is way too high - also will set a precedent for future development in the area.
- Picture is skewed. 18-20 stories does not appear to be significantly different from 4-6.
- Please, when you "show" comparative images, use equivalent scale. These appear nearly the same in height but are in fact significantly different. THX
- Density is far too high for the area. 18-20 storey building does not fit into the area at all currently 8 storey buildings - this should be the maximum!
- Most residents are interested in affordable residential inclusion on the site. \$800K condos benefit the community not at all.
- Absolutely not! Too much traffic in front of the school. A danger for students in terms of all the new traffic coming in! This is not a reliable source.
- Nope too much right beside the small school.
- Building height is way too high. Massing, shadowing, views, traffic. Option A is bad.
- Way too tall for neighbourhood.
- I would want to see all the parking underground so that any space that is left is truly green space.
- Way too tall! What about the ARP guidelines?
- This is way too tall, and like 20 storeys? The original plan WHICH WAS WHAT PEOPLE WERE OKAY WITH was way less tall. I would like 6 storeys TOPS.
- Not interested in rezoning! Work within ARP & current zoning.
- Image in no way reflects scale!
- Building A is way too TALL for any neighbourhood. No
- Like Image A because it gives a good quality of mix. Like the pedestrian walkways, furniture, gathering spaces and green space.
- Way too tall! (Image A)
- Like Building A like the idea of having green spaces with a bit of furniture. And open spaces.
- More people equals more activity and will attract more services (public and private) due to density-related efficiencies
- There are trees. There is some attempt at varying the architecture so it's not one monolithic structure. Even with walkways, gathering spaces, etc -- I'd be very unlikely to feel like using them if they are



against a tall building like this.

- I do not like this option. Much too large for the neighbourhood. What is built should respect the existing character of the historic community.
- I don't mind having this option.
- Please keep Agape Hospice somewhere in the building or nearby.
- I like nothing about Image A.
- Where in this image are the pedestrian walkways, street furniture, gathering spaces and green space mentioned above? I don't see any? Am I do to use my imagination as there are a lot of unknowns in this visual presentation?
- All I see is an ugly building which is too tall. My conceptualization of the site is 5 to 6 stories.
- I don't like it one bit. So tired if demolishing and rebuilding high density accommodation. The Concrete Jungle. Where the Agape Hospice now stands (I volunteer there) is a beautiful and peaceful setting with natural vegetation that offers peace and tranquility and nature during the last journey of people's lives. Why destroy this in the name of making money. So sad that society has this attitude. Please. Leave the Hospice alone and let it thrive where it is now.
- Incredibly inappropriate for the site. Complete disregard for its surroundings and current issues.
- possible grade improvements but need to see what 800 units would actually look like on this property.
- This is too tall and massive for the site and neighbourhood.
- I prefer larger building this site is located against a hill and is not obstructing site lines for residents. there is no reason to not use the space as efficiently as possible
- I don't like this image/scenario at all. Too high. Too dense. No sensitivity to area. Really dislike choice bring offered - go high or sprawl. Why rezone? Why not require developers to work within existing ARP.
- 18-20 storeys is very high, I am concerned that it will not fit in with the surrounding community.
- No. No. And no. This would conflict with the entire neighbourhood existing structures. It'll be like adding a 10 story building in Heritage Park based on a 1900's design and call it 'adaptive heritage landscape integration'.
- I like the density. Will likely have retail amenities at grade or maybe live work units that provide something for neighbours in the community.
- Feedback for image: that is a horrible image of a 18-20 storey building. I think it's misleading. The City should do better with this image.
- To me, this seems too high and does this layout include Agape Hospice or no? Is this only for the retail space and senior's housing? Does this layout affect Riley Park too? Also if Agape Hospice is demolished are you rebuilding another Hospice in the area? However this would benefit the senior's for greenspace so they would not be stuck in their rooms but can visit outside as well.
- Too tall, by a factor of 2.5. Should be limited to Max 8 stories on north side and less further south and east.
- Also, likely too much density and traffic. Main access must not be by 5th Avenue and 12th Street.
- Parking and access to Riley Park must be retained.
- Although the suggestion of more green space, etc. is attractive, in practice, it rarely serves as a public space that is usable. This area will not likely generate general public use of the outdoor spaces but rather they will only serve the immediate residents.
- I strongly oppose ANY buildings taller currently allowed ARP height. Why do developers even propose something that is so TOTALLY AGAINST THE ARP STANDARDS? Citizens and the city spent a lot of thought and time developing these ARP's and they should respect them. (I can understand asking for a 1-2 storey allowance but NOT anything this high. Yes, there would be more green space but this



development is adjacent to Riley Park and also the parkland of SAIT.

- I don't like how big it is. I don't want the hillside to be obstructed. The modern design is nice, and the option for green space as well, but not at the expense of the skyline or the ARP in the area.
- Wholly inappropriate: to the site, to the community, to a landmark hill, to Riley Park, to traffic volumes on 14 Street, 5 Ave and 12 Street. The ARP is yet again under attack by developers and, by extension, The City of Calgary. This push for increased density is steamrolling this community. We are being asked to carry a heavy burden that others communities do not. 18 to 20 storeys?; for street furniture, gathering places? Goodbye Jubilee Auditorium.
- More activity options.
- I do not at all like the height of the proposed development in image A. This ignores the area's redevelopment plan, which aims to protect the sight line (i.e., the hillside where the Jubilee and ACAD are located). Amenities for residents should still be provided.
- Absolutely nothing. This will be an eye soar and way too much density for this area. The increased traffic will be unbearable. As it is there is no parking and the cars are turning an illegal left on 7 and 8 ave. The traffic is horrendous! Our condos on 7th are inundated with traffic and cars parking in our condo parking spots. I'm all for upgrading but this is a ridiculous amount.
- This image does not represent a 18 - 20 storey building on that site. The drawing is totally out of scale. An 18 storey building would be approximately 10 trees high, assuming a typical mature tree of 18 - 20'. I like nothing about this image.
- Absolutely nothing. It does not show anything about the impact that a building of 70 meters height will have on the surrounding area. It does not show the impact of having a what amounts to a sore thumb looming over the height of the ridge line below the auditorium nor the the impact on the statue of Robert the Bruce. Nor the impact on Hillhurst Elementary school. This is NOT how you solicit peoples opinions of what people like about a proposed development.
- "I do not like this image. It does not respect the ARP and it will go above the hill behind it creating an unsightly skyline. I go to Riley Park as an oasis from the city. Right now I am able to believe that I am not in the city with all of the surrounding trees. A 20 storey building will be fully visible from the park.
- Allowing space for a large at grade parking lot will not improve the experience of the building and there is nothing in the redesignation plan to stop this happening."
- As a potential thoroughfare between West Hillhurst's green spaces and Riley Park, creating a viable pedestrian corridor and amenities could add a degree of richness of community to an otherwise institutional area. Because it backs directly onto the hill and across from the school, the Riley Park site could get quite tall without occluding sightlines and provide a more scalable long-term solution.
- Nothing, it blocks my current view and will make me look at even more concrete.
- I strongly oppose a building of this height. It will completely overpower the neighbourhood. Putting massive development into tiny communities creates problems for pedestrians, with parking, with maintaining the character of the neighbourhood, and with traffic. It disregards the history and aesthetic appeal that residents have attempted to preserve for many years. It should not threaten the hill, either in terms of view or access. Small communities serve a purpose and need to be honoured.
- Seems excessive for the area, however the green space should be emphasized as it is often lacking in highrise developments. That many units next to Riley park should include additional green space, not solely relying on the park.
- More green space & public improvements.
- DO NOT LIKE - the height or massing of the proposed development.
- The building height in IMAGE A is far too high for the area. It will block views from west of 14th street and from the residences in Hounsfeld Heights/Briar Hill. Many homeowners purchased real estate



based on the existing ARP. These residences need to be part of the discussion as they are very established and form part of the character of the community. Lower building heights are preferable and should serve a similar purpose.

- So how tall are the people in the diagram above? The diagram is mis-leading. If the image is 18-20 storeys then the people are roughly 1/10th the height of the building which means they are 1.8 to 2.0 storeys high. Why present such a poorly scaled picture?
- This picture is a fail because it is purposefully mis-representing the impact of this proposal.
- The trees and pedestrian-friendly design.
- Seems to support a community atmosphere while also being close to health services. The older we get, I find, the closer we need to be to those services.
- How does increased stories relate to public realm improvements and activity? who pays for those public realm improvements that will attract activity? Will a development levy be applied so that the increase that is being sought has a dollar value attached and those dollars are used for public realm improvements? We have yet to have seen that come to fruition on 10 st and kensington rd?
- Meh. I like the trees.
- I don't like this at all! When I bought into the Hillhurst neighbourhood 4 years ago I did not expect to see highrise buildings going up around me like this. I don't care about the options at grade, they mean nothing to me.
- I like the idea of more green space and pedestrian use of the area. Seniors and affordable housing is an excellent use of the space. Going up creates comfortable units to live in with places to walk and enjoy the outdoors.
- I like the idea of having more outdoor gathering space in the city and street level shops. To me, this is what builds community. The height is not an issue for me, as it backs onto a hill and won't impede any home owners view, etc. Is there underground parking available to the public?
- I do not want to see an 18-20 storey building here. With limited road access and across from elementary school and Riley Park, this does not make sense. Does the City plan to put a road through Riley Park to connect with 10th Street NW? Otherwise this size of building would create congestion and chaos. Stay within the HSCA ARP.
- Nothing
- I like nothing about this image, except perhaps the green space. 20 stories there is just crazy. Where will everyone park? There is already 'just' enough parking if you time your doctor's appointment right. In the summer with Riley park the street is PACKED. In the spring, fall and winter, the school takes up the rest of the street parking.
- And which building in which in the Image A? Is the small building the school?
- There is very little to like about an 18-20 storey complex in the context of this neighbourhood. This appears to loom over the street; and will likely be another forgettable cold, sterile glass and metal exterior. It is disingenuous to show trees around this build, there will be too little natural light to support any real growth. Further, the size of the humans shown clearly indicate this image is in fact 6-7 storeys. Shame on you for this erroneous portrayal of the scale of the build.
- I prefer this one.
- Give them as much green space as possible outside.
- Commercial on the main floor and housing for seniors and ASH clients and anyone with disabilities.
- Anything is fine so long as it a) includes AFFORDABLE housing, b) puts parking underground/in the hill, c) it isn't a [inappropriate word removed] joyride for this medical developer. When I spoke to city people at the community association open house, it was all "Oh, but nothing has been decided yet". The developer is very savvy and said all the right things. Encana built the Bow Building and totally promised



the sky for the arts, then sold it to H&R Real Estate Investment Trust for \$70M. No arts venue forthcoming!

- I do not like image A
- Far over the existing ARP guidelines
- I feel it would continue to erode the feel and devalue inner-city single family home neighbourhood of Kensington and Hillhurst
- Totally inappropriate for the setting and surroundings. Seniors don't like living in high rises - they want/ need to be closer to ground. High-rise for affordable housing doesn't work -concentrates low-income residents in a ghetto. Hoping for mixed income in high-rise is doomed - people who can afford a pricey penthouse won't want to share with lower-income. There is no guarantee that the promised "gathering/green space" will actually be provided. Absolutely don't support this.
- I do not like image A
- My husband and do not approve the 20 storeys proposal. The Kensington/Hillhurst/WestHillhurst communities should not have any building higher of 10 stories. Efficient access to this location is limited which cause traffic delays!
- As usual the City of Calgary always deals with the traffic/parking problems after the fact! Congestion is at his prime and solutions to these problems are handle later on which are very expensive and painful for the local residences
- Nothing. It is too high for the area and obscures the view from the escarpment, which includes, SAIT, ACAD and the Jubilee Auditorium. It would destroy the inner cityscape.
- What is there to like? As imaged it is a massive glass and concrete (?) structure that will loom over the surrounding area. It might be perfectly fine in the proper setting but not in the proposed location. The view from the Jubilee Auditorium will be severely compromised by a building this large. The view belongs to all Calgarians and should not be sacrificed for a commercial development.
- I like the amount of green space and pedestrian infrastructure.
- I don't like the concept of an 18-20 story building in a neighbourhood where the average height is closer to 2 - 4 story, with the exception being 8 story.
- I don't think the IMAGE A as presented is helpful. It does not illustrate the real perspective of 2 - 4 versus 18 - 20. The IMAGE A is not representative of the proposal.
- This image does not allow Calgarian's to see the impact on the community skyline or against our iconic Jubilee Auditorium. 70 metres is huge and no doubts disruptive to the skyline of the area. Why could you not provide a more honest image of these structures against the surrounding area? It must be horrible. So of course our family is opposed to it.
- I don't like it, it's too tall.
- I do NOT like this proposal- it's way too tall for the area- totally out of character and going to impede the views from the Jubilee, SAIT etc. It is over height, going to have 800 units on the park???- where are those people going to park?
- I do not like anything about IMAGE A, other than maybe the trees, as the buildings are far too high in in keeping with the feel of this community!
- The street furniture is not of a huge need within this community as there are plenty of out door areas to enjoy (so far) within a comfortable walking distance.
- In that I hope that this image contains balconies (of a good size).
- As a homeowner in the area, I find nothing appealing about this design. An 18 - 20 storey development is a major departure from the existing profile of the community. Street furniture, gathering spaces and green space already exist close to the current grace hospital site. This design speaks to a misreading of what residents find special about the community, namely the feel of a neighbourhood. I purchased



knowing that the area provided views and access, this is what is most unique and valuable

- How did we get to even considering 20 stories? I strongly oppose ANY buildings taller than the 27m hillside behind the development, as described in the ARP: 'Building height ... shall not interrupt the horizon line as viewed from the ... hilltop'. Amenities for residents of the development should be provided regardless of the height of the buildings. The appearance of the buildings should preserve our village-style designs.
- Image A : I like NOTHING ABOUT IMAGE A. 18-20 stories is TOO TALL. No where else in the surrounding neighborhoods is this allowed. It will be excessively high. The parking problems would be excessive. The development is too big if the only way to get green space is to have a 18- 20 story building.
- 20 storeys is far out of scale for the area. I support increased density but this is way too much population, too much increase in traffic. It would be a detriment to the local community, where I live.
- I do not like Image A - way too high for area.
- Nothing. This is bad. No infrastructure to support this scale (roads, water services, etc). Does not suit the existing character of the neighbourhood.
- DISLIKE very much. This is dramatically higher than all other buildings in the area. Condo towers may flourish in the beltline but they are counter to the character of Hillhurst/Sunnyside area. I fear this would be the first of many such towers, that would irrevocably damage if not destroy the community I call home. I appreciate the drive for density, but there are many alternative in increasing density in the area - maybe we can consider 20 stories when more of the neighbourhood rises to 6.
- This is not in keeping with the ARP for the community that we spent so much time getting to a consensus. There seems to be almost no consideration of the ARP as city administration and council routinely recommend and approve respectively almost any plans a developer submits. This completely disregards the wishes of the community which in my view is not what our city should be doing. We need a full consultation plan as per the ARP and then all parties must conform to the consensus.
- This image is misleading as it is not to scale with the image below. As such, you cannot draw conclusions from this survey
- High density near transit
- I don't like this project. I feel that the neighbourhood should not have any buildings over 10 stories. Image A doesn't show any character of the location. If you have to build something new at least make it look nice. Disappointed to see the city approved this project.
- I do not like this at all. This building is way too big and busy to be built across the street from an elementary school. Traffic control will be a HUGE problem.
- Too high!!
- The density is too high for the area, close to parks and an elementary school. Traffic is already congested. Takes away from the Kensington village feel. High rises should be restricted to the downtown.
- This option has too many units added to the area without addressing the impact on traffic in and out of the complex as well as the increased traffic near a school and main park area. There needs to be more thought out into the surrounding infrastructure.
- This is ridiculous for this area of the city. Especially with a historic school next door. I also live across the street and we don't need a huge building plunked down here.
- Do not like this. Too much increased traffic in an area that is already congested and dangerous to school-ages children (at 12th street and 5 Ave NW).
- This proposal is too high for the location. The site is across from an elementary school and the added car traffic would be disastrous! I can not support this plan, especially since the ARP is for 6 stories. Why



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do you go through a process of an ARP and then ignore it when it suits you?

IMAGE B is 4-6 storeys. This option protects the view but minimizes the opportunities at grade like street furniture, gathering spaces, green space.

What do you like about IMAGE B and why?

- 4-6 stories. Already lots of green space - SAIT Hill, Riley Park, Hillhurst School.
- 4-8 storey built into the hill -easier to evacuate Avoids elevators rush hours.
- Much better option.
- This is better. Retains the character of the neighbourhood. More likely that neighbours will continue to know each other.
- I prefer option B as it is in keeping with the current ARP for the area.
- Out of the two options, B better fits the community and is a better compromise - like Ezra building.
- It is right next to riley park so I do not think we need at the grade level stuff. Lower is better.
- Absolutely not! For Image A & Image B, Because it generate more traffic which is dangerous to school children.
- Image B - allows for more green space - essential for residents of the proposed development - keeps the site cooler in summer - I think it would help the development feel like part of the overall community design-wise.
- Better option on height of Building. Hope they plan on underground parking. Save the green spaces. Like to see health care department stay within the new concept.
- Really concerned about traffic & parking! I live on 11A & already deal w/ issues in this regard. DO NOT WANT view from Jubilee destroyed. Less density, lower tower. [personal info removed]
- Strongly prefer lower building height. I don't know why we should have to choose between ground level access.
- ARP recommends 4-6 stories yet a 70 m structure has been proposed. Am in favour of [drawing of up arrow] on this site but it has to be sensible and respectful to the neighbourhood.
- There should be density cap of 4.0 FAR & 8 stories to match community.
- Hillhurst urban fabric is built upon 4-8 story walk-ups. Urban form should have interaction w/ grade. Think Paris, London, Florence. Walkable & interactive.
- I don't think it is an "either or" answer. Development should be at a human scale.
- The statement "limits opp at grade" is only under the assumption the total # of units needs to be equivalent. Why? Let the question be based on a requirement to have a basic level of "ground" level important.
- The residential tower is way too tall for this area. There is no other building here of that height. This appears to show a lack of responsibility on the developers part and an indication of their lack of concern for the community.
- Scales between Image A & B are not realistic - 18-20 storeys to high for area - 4 to 6 stories more realistic & appropriate.
- Generally, it looks like a good project but I am concerned that if we allow a high-rise structure on this site, that other developers may propose more buildings of this height in the area. Therefore I support the lower version, 4-6 storeys.



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- I think the current ARP is perfectly suitable for this site. I would hate to see any buildings more than twice the current allowable height. I agree with densification, but this goes too far. Stick with the current ARP.
- Does not have to be limited to 4-6 storeys but 18-20 is way too high. Maybe 8 max.
- In principle I favour a fairly dense development on this site and hope low income and seniors' housing gets included. BUT 18-20 stories is too high.
- Image B is preferred. Lower building heights are congruent with the community.
- Stick with the existing ARP! Guidelines - concern for school safety traffic
- Keep ARP
- Low density assisted living Hospice! (Healing gardens wellness)
- So close to Riley Park - do we really need more gathering spaces on the Grace site? Stay low, please.
- Shopping? Area already well served by Safeway - North Hill & Kensington 10th St.
- Building heights for Image A are too high for the area. Lots of land available for midrise. Image B is preferred.
- 8 storeys is reasonable to ensure public safety but there is so much more to consider than just height.
- It's of the human scale
- Better than the current empty site. Perhaps more appropriate mid-corridor than at a node like 14 st and 8 Av near SAIT LRT
- I'm more likely to *want* to walk by these structures, since it's more human-scaled, with varied buildings and some spaces between the buildings. I like that they look more like homes or a European city's walk-ups than a high-rise. I like that there appears to be interaction between the ground floor and the sidewalk (people in the windows) -- makes it feel like they belong to the neighbourhood more.
- This option is more aligned to the neighbourhood feel. Developers rarely follow through on promises of public beatification, so this is a more realistic option.
- I don't mind having this option.
- Please keep Agape Hospice somewhere in the building or nearby.
- I like that it is 4 to 6 stories. More sun and less shade from a high rise development.
- I see a bench. This is good because Image B does not show any street furniture.
- Nothing!
- less imposing structure but, again, need to see what 800 units would actually look like on this property.
- It conforms to the ARP, and is of reasonable scale, and doesn't negatively affect traffic flow as the monstrosity would.
- This is a more appropriate height though still above the height specified by the zoning bylaw, which would be preferred.
- Fits in with the surrounding buildings.
- Four storeys are more in keeping with area. I don't see why green space and appropriate pedestrian-friendly streetscapes should be sacrificed. Developer can include proper landscaping and community spaces. So maybe they can't max out the site and get Rich. Tough. We live here. The developer doesn't.
- I do not understand why 4-6 storeys would minimize at grade street furniture and gathering spaces? Street level enhancements will improve livability in the area.
- Yes. This aligns with other buildings in the area, and can be used to address tighter population densities.
- This could be nice too. In the run though, I think this won't get the density that the area would benefit from.



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- Again this is a better layout but again is Agape Hospice included in this or is this only for smaller hospital and for senior's hospital and retail? This is a shorter scale but not enough greenspace for people to enjoy outside wouldn't be beneficial to them.
- "Much better. The loss of green space etc will only be an issue if high density is pursued. Developer must reduce density. Main access must not be by 5th Avenue and 12th Street.
- Parking and access to Riley Park must be retained along with access to the school."
- This is a much more attractive option as it is on a more human scale and allows for a visible connection to the entire building. In practice, such buildings are often more appealing and have more cohesiveness with the surrounding residential area. It also nestles into the hillside.
- I like Image B, and am glad to see an option that is within the ARP. And I like the sloped roofs, dormer windows of the buildings - more like some of the residential in the area just to the south. This looks like a much friendlier, closer to the scale of the neighbourhood, option.
- I like that this protects the view and is more in line with the community's ARP. Even though amenities at grade may be fewer, I think maintaining the skyline is more important for this area.
- Compromise. I agree with this even though I hate the idea of destroying the solid, well-built structures that are presently in place at the Grace site. The Hillhurst/Sunnyside planning committee was told we could not influence the Ezra development, but if this Grace development can be altered then I would favour this plan.
- View is good option but only if other developments do not block said view.
- I much prefer shorter buildings, which could help give the proposed development more of a "village" quality. This is more in keeping with the ARP, but I could see slightly increased height, such as that in the new condo development along 5 Avenue just south of Riley Park.
- As above this is way too much density. Developed are just doing a cash grab. I am totally disappointed at the density suggested as an owner living right across the street on 7th ave
- This image has a more human scale. There are already many green space amenities in the neighbourhood, therefore there would not be a need for a large park area on site. Each unit would still require some outdoor space to fulfill existing development requirements. As well, some of the roofs of the buildings could be used as amenity spaces for the residents.
- How does it minimize? It's not minimized based on image 'A' above? Give me something that makes sense about what you are talking about.
- This image fits within the ARP and in fact I would support buildings up to 27 m (10 stories). This image also limits the ability to create a large at grade parking lot and forces parking to be underground which I believe will add to the aesthetics of the site.
- Ultimately, the low-rise style of building can be seen as in keeping with the current aesthetic of the community.
- If it is built and I am assuming regardless of our feedback it will, we all know that feedback is asked for as a formality so we can think we had a say, but doesn't matter, a 4 storey would be the preference.
- This is the maximum height that should be considered, HOWEVER, street furniture, gathering spaces and green space should NOT be sacrificed, regardless of the height of the building. The developer needs to have integrity in this. A development that is of reasonable height AND maintains a community feel with green spaces and benches should be the goal of all development, not one or the other. It may mean less money for the developer, but that should not be a consideration. Community first.
- This seems more fitting for the area and if done well, would allow Riley park to be an okay green space without overwhelming it with too many new units accessing it. With 7 acres I still feel they should incorporate their own green space as well.
- It is more fitting in with the character of the neighborhood without obstructing views. There would still be



opportunities for green space etc if the developers did not fill the whole footprint of the area with buildings.

- The 4th to 6 story unit is certainly the most desirable in my view. Constructing buildings that are higher than this will ruin the feeling that Riley Park is an open space and will give the impression that it is in a slot. Further to this, the view of downtown from the grounds of our beautiful auditorium will be ruined. Finally, my wife and i are over 80 and the thought of being in a tower of the height proposed in the alternate plan horrifies us because fire would automatically kill us!
- Building heights in IMAGE B are more appropriate for the area and maintaining the character of the community while providing amenities and services. 4 stories is preferable closer to 14th street to prevent huge shadows onto the road and preserve views up and west of 14th street. Higher building heights create massing issues and will set a bad precedent for building very high buildings in that area.
- More in keeping with the surround area and low impact on those areas surrounding the proposed site. It also will decrease the traffic impact compared to the 18-20 storeys proposal.
- It is a more appropriate size and would generate less traffic. Why is green space and pedestrian-friendly design only possible with higher density? I believe we can do better.
- I like the green space option so it's possible to get out and enjoy a nice cup of tea even if semi-immobile.
- Again, how are the two directly related? How will private property development = directly to a better public property area?
- It seems more consistent with the current neighbourhood design and perhaps will lead to less traffic density in an area in which the roadways are already struggling to support the volume of traffic.
- I like the scale / height. Seems appropriate for the area. I would consider up to 8 stories OK.
- More acceptable, but don't want to see alot more residential development in this neighbourhood. The parking and traffic flow is bad already.
- I don't like it.
- I like image A better. I think new buildings should include street level shops and provide opportunities for local businesses. What are the parking options with this model?
- Stay within the HSCA ARP.
- Suits the neighbourhood and fits in.
- Why do we have to stuff every square inch with building?!? Again, where will people park? And again, which building is which in Image B? Is the tiny one the school?
- Far less invasive than 18-20 storeys, less institutional. Why not 10-12 storeys?
- These questions re: the drawings are facile. This is not what these buildings will look like. The city needs to pull up its big boy pants and get a backbone. This site is EXTRAORDINARY. Whatever goes on it should be EXTRAORDINARY. It should link SAIT/ACAD with the down-hill community. It should make the community BETTER, it should orient uphill toward the ACAD ctrain station. Mixed use with AFFORDABLE residential is very, very, very important. We don't need any more million dollar condos!!
- closer to the ARP
- as for amenities like gathering spaces and benches, the property is adjacent to an historic 20 acer park and has a school and playground across the street.
- This is appropriate for the area. It is not important for private development to have gathering space - they can use adjacent Riley Park to gather. Amount of green space for the development will be driven by the market.
- More in keeping with character of this heritage district.
- Liveability



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- Better image and still has to consider traffic access and congestion
- Marginally better but still too massive.
- These sizes of buildings are much more in keeping with the site and surrounding existing school, Riley Park, etc. In addition, they will not block the view from the Jubilee Auditorium.
- I do like the fact that the view is preserved and not obscured by tall buildings.
- The context is more realistic.
- The proportion is aesthetically more pleasing.
- No doubts this is the development the planners want to see implemented. Show something ludicrous like an eighteen to twenty option and what are people going to chose. So of course given the two options our family would chose this option.
- This is better than A as it's a reasonable height.
- This is much more in character with the area and much much less obtrusive- and potentially less pressure on parking
- A greater appeal to me, I'm still hoping for nice large balconies. This scene has more of a community feel to it! Keeping the quaint, character type feel that this area is loved for. The size would also not OVER WHELM the traffic flow as greatly as IMAGE A (just TOO many residents stuffed into this area)!
- The over all feel and look of this image would be of interest to me as a home/ apartment purchaser.
- Also it won't block the view from the top of the hill by the Jubilee.
- Yes,like this one
- I much prefer this design to Image A, although 6 storeys on a hillside could obstruct many views from the NW. I hope no buildings would be close to 14th street. Taking advantage of the size and and depth of 8 ave would yield the best results. Green spaces and gathering spaces are already in abundance in the area. This design seems like it would not dramatically alter the landscape of the community, thereby keeping it's value.
- I like Image B better. The appearance of the buildings should preserve village-style designs. This height and design fit better with what one would find in a unique, village-type community such as ours.
- 4-6 stories is the current allowed height, I believe. This is the height That is MOST REASONABLE; if the buildings need to be somewhat higher for space and facility optimization then 8-10 stories could be considered. Once again 20 stories is 4-5 times higher than allowed. This is unrealistic and unreasonable!
- 10 Storey buildings are fitting in reasonably well on 10th Street and on 5th Avenue. These are all above the area structure plan and current zoning but could be acceptable if the developer provides community enhancements.
- The enhancements need to real contributions to the community. those proposed and accepted from Ezra were nonsense and this has created bitterness in the existing resident population.
- I do not like more than 4 storey for area
- Better scale for community.
- I like the height and character in keeping with the neighbourhood. Condo towers may flourish in the beltline but they are counter to the character of Hillhurst/Sunnyside area. I fear this would be the first of many such towers, that would irrevocably damage if not destroy the community I call home. I appreciate the drive for density, but there are many alternative in increasing density in the area - maybe we can consider 20 stories when more of the neighbourhood rises to 6.
- This appears to conform to the ARP and is OK with me.
- This image appears to be to scale.
- Boring



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- I like that it stays within the designated height of the neighbourhood buildings. The buildings have some character but could still use some more. I would like to see more public art being used in the design.
- This is better. Not as high and not as much traffic. Still the traffic across the street from an elementary school will need to be addressed. Traffic right now when the Wed farmer's market is on is already a problem in that area just at the community centre.
- This is in keeping with the current height restrictions. This is more desirable than image A.
- This option has less units and therefore less of an impact to the area in terms of increased traffic. Regardless, there needs to be more thought put into in and out options to the new complex and the increased traffic near an elementary school and major public park.
- more acceptable but the scale of the development needs to be looked at.
- Acceptable height in relation to current surroundings and hill behind. More reasonable development proposal in terms of adding to current pedestrian and vehicular access in an area that is already of grave concern for pedestrians, especially children under the age of 10 crossing at 12 St NW and 5 Ave NE.
- I like image be WAY better because it isn't this massive building towering over my kids elementary school. It suits the neighbourhood better.

What amenities or services would you like to see?

- Refurbish cricket centre & pool house.
- barrier free pedestrian bridge access 14th Street to school & possible bike lane on eights from Crowchild to 10th & McHugh Bluff/9A Pathway system
- Walking / stair system to SAIT/ACAD/SAIT LRT Station
- Historical recreation of the Riley Park Promenade [drawing]
- A focal point of activity to bring community to interact.
- Convenience retail - lacking in area - lots of new residents need.
- No community benefit from such a broad application.
- Parking for families going to Riley Park.
- To continue and maintain pedestrian bridge across 14th St. Badly in need of refurbishment!!
- Barrier free pedestrian bridge across 14 st (to replace green bridge)
- If traffic is routed onto 7th it will flow directly in front of the elementary - this is unacceptable as it is a hazard to children. If traffic is routed onto 12th can a pedestrian crosswalk that includes signaled crosswalk be built adjacent to the west gate.
- Where will Agape Hopsice be during all this construction? The low plan is far better in every way to avoid TALL TOWERS close to some of our beauty spots. [personal info removed]
- Long term care
- We would like to see a blend of community services, support living, and affordable housing before we would support this.
- Lots of green space.
- Hospice expanded.
- Long care health center department of lower income
- Community gathering space
- Green spaces. Long term care that allows access to green space. Community garden - allows meeting



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b/w residents and other community member. Cafe.

- Not million dollar condos
- Student housing, day care, assisted living, hospice/palliative care - with community gardens. Students help residents - shopping
- daycare - residents - students neighbourhood"
- 12th and 5th Avenue cannot possibly take traffic from the potential users - let alone staff - Low design limits population
- A better paved and well lit Riley Park - A safe way for kids to cross 5th Ave at 12th St - An improved pedestrian bridge across 14th.
- The idea that the developers could decide to create a 'bank' of 20 massive stories is very concerning.
- AFFORDABLE HOUSING
- Green space - Hospice - Assisted living - Affordable housing
- Assisted living?
- In consideration for density in excess of the ARP (say 8 stories) the developer should be offering to build more not less affordable and family housing.
- Seniors residences - aging in place
- low income housing
- Seniors residence - varying levels of care - independent to assisted living to long term care.
- I have lived in the community for 30 years and would like to stay here as I age. I would love to see a development that included an 'aging in place' option.
- Seniors housing. Subsidized component. Expanded Agape Hospice. Medical clinic & support services. Possible 24 hr clinic.
- Please keep or add to the housing mix recommended in existing ARP.
- Medical of various types. Seniors living - graduated from independent to assisted living.
- Retain medical facility and Hospice - Greatly reduce residential proposal.
- Some attractive site planning for ground level.
- I would like to see more accessible housing, more units for low-income families and designs that don't include parking and/or traffic.
- Seniors housing & some apartment condo development / Ezra on the Park
- housing should not be a shoe box size apartment.
- Do not interfere with 14th St Bridge Access.
- Gathering place for residents where there could be games, singing, greet & meet along with a Tim Horton's.
- When it comes time to consider it, I would like to see affordable housing provision on this site. Diversity is key for healthy communities.
- 4 to 6 storeys TOPS
- Hospital, Medical centre, retail, srs centres/living, gathering spots for above, with rec areas, coffee shop etc.
- Seniors aging in place complex as was proposed a few years ago, but never got off the ground! It was a good design! Low/mid level in height.
- Better pathways and a grocery
- Some green space for residents, visitors and neighbours. Bike access and secure bike storage. Good transit & handibus access. Excellent accessibility. Inexpensive parking for patients visiting clinics. Pharmacy, medical imaging services, Calgary Lab Services, home care supply store, optometrist & ophthalmologist offices with eyeglass retail, dentists, maybe even a blood donor clinic (that are not just



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available to those using the Grace).

- Keep the medical offices. A Calgary Lab Services collection site would also be nice.
- Agape Hospice
- Parking lot
- cafe, restaurants, shops
- grocery store
- bank
- Canada post
- daycare/kindergarten
- Indoor playground
- Long-Term Care facility (especially Chinese one. There is only one in Calgary where Alberta Health Services subsidies)
- library
- Research incubator for health and wellness business development.
- Medical services.
- Developer compliance with ARP 10% affordable housing and 5% subsidized housing. Seniors care, physical and social. Cafe/restaurant.
- Access from 14th street only.
- calgary lab services, diagnostic imaging dr offices. more senior housing in the city is a must as well as more hospice beds if agape is going to be renovated. some food services. also make a safe walkway to the park that does not need to cross traffic. Other ammenities such as hair or nails for residents. and adequate parking preferably underground to enhance foot safety.
- Lots of provisions for walking and biking. Create a car-free zone for part of the area. Build a community garden. Some kind of play area for children. Gathering space for seniors.
- Commercial, and retail space.
- Food markets and small service stores, all interconnected via walk/bike ways (NO VEHICLE TRAFFIC). Allowing residences of the new 4-6 story buildings to obtain items (i.e. a pharmacy, small food and deli shops, coffee shops, small mobile/electronics store, laundry/drycleaning, and maybe even a government/city services office. And - a big must - a place for kids, teens and families to play for all weather types. (Community centre). Sports and activities, and clubs. (i.e. scouts/girl guides etc).
- Daycares in are area have long wait lists, perhaps that - but the developer would have to leave dedicated space for the playground so it's tough. Otherwise, I'd let the market decide. Who cares what I think, if someone wants to open a shop in the area and pay market rents then let them do it. They take more risk then me sitting at my keyboard.
- Would still like to see a hospice in the area. Lots of people are either dying in home where their loved ones are burnt out and need help or dying in a hallway in the hospitals when home or hospital is no longer an option. Also coffee shop in area to benefit the workers who are doing shift work. Also more food trucks in the area for summer to give people choices when staying at hospice when safeway may be too far away to walk to.
- All parking for all development and visitors on site at less cost than existing street parking. This will ensure existing access and parking for the existing Church, School, Community Assosiation, Jubilee Auditorium and Riley park will be retained for all NW residents.
- I am unclear as to what amenities any of the options offer to the local community. The site is not on a path that would allow for retail. The current medical uses are indicated to be on-going. This seems a reasonable continuing use for the site.



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- ""The developer should provide the normal amenities for residents of the development. No special ground-level amenities are needed for community residents, although good walking access to the hillside must be preserved.""
- Nothing specific. Maintaining the charm of the area is important. There should be good traffic flow so as not to overburden the quieter streets.
- Landscaping to soften the hard surfaces.
- Coffee shop, art gallery, gym or physical activity options.
- Normal amenities and services needed by the proposed residents; an easily accessible walkway up the hill to ACAD and SAIT.
- At grade commercial would enhance the development. Green roofs would make the views of the development from the top of the hill more attractive.
- Medical component must stay.
- None.
- There must continue to be easy access to the informal paths up the hillside. I would like to see underground parking and enough parking for those who would like to use Riley Park but do not live in the neighbourhood. Trees and green space is also important.
- Bike lane with overpass connector to the west side of 14th street
- The usual collection of cafes and food service options for visitors and staff
- Outdoor seating for visitors and staff
- Proper sidewalks on both sides of the street
- Traffic calming measures to reduce cut-throughs heading to 5th Ave
- Improved pathways and connectivity to the train station at SAIT/Lions Park, with designated signage
- Underground parking accessible from NB 14th Street
- The same that are already offered at the current former Grace Hospital.
- Any amenities or services should respect the existing character of the neighbourhood, which in terms of Hillhurst is grassroots and alternative. If lower levels are meant for commercial business, we should not be inviting in big-name retail or fast-food. Instead of focusing on what new services/amenities need to be offered, the focus should be on maintaining accessibility to the park and hill, considering the needs of the school, and respecting natural features.
- Cafes with patio space, street level retail like Kensington.
- Those proposed above, sound very desirable but a meeting space inside one of the buildings would be an advantage for any meetings of residents and activities.
- Riley Park provides a ton of open green space and is sufficiently close to this proposed development. I don't foresee members of the community gathering near these condos or old folks homes. The space should effectively be used for shorter buildings and ample parking (surface or underground).
- Coffee shop
- Affordable and seniors housing is a great idea. Is that a guarantee? Design should be ped-friendly and include green space at street level.
- Trees, shrubs, flowering pots, cafe-tables and benches. Hopefully a coffee shop will take up residence so there's available treats to nosh on.
- underground parking only. so that the surface public areas are more accessible and more permeable. Retail services to compliments the medical would be great.
- Medical centre - including family doctors and pre/post-natal clinic.
- It would be nice to retain some services, such as hospice, hospital or care centre, or medical facilities. And improved / better managed natural environment along the bluff, including well-thought out



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connections to SAIT/ACAD. An improved way for pedestrians and cyclists to get across 14 Street from the site without having to go to 5 Avenue at the lights.

- Definitely affordable/low income and seniors housing mixed in (not separate please).
- Health related services like what exists there now.
- Outdoor seating, some rain or sun shelters. A coffeehouse or snack shop to encourage pedestrian use. Secure bike racks
- A local (not chain!) grocer or food supplier would be ideal, as there is nothing close besides Safeway in the immediate area, which is still a 15 minute walk in either direction. I would love to see a public or community garden in the green space (if any), which could supply fresh produce to the hospice next door.
- GREEN SPACE, living roof, make it a sustainable building - the city needs to start implementing regulations on new buildings to be extra energy efficient and incorporate solar/ green space.
- preserving character / added-plus character to the neighbourhood, not just a sterile high-rise.
- city bicycle program outside
- Same as what is currently there, with perhaps some affordable and seniors housing.
- I would like the assurance tha5 Agape would remain and if any changes are impending that they only be to make it a larger building to accommodate more hospice patients.
- I like it the way it is; parking, doctors, physio, x-ray, pharmacy. You could add a lab, that would be nice! Its tight for parking, but doable right now.
- I would like to see some of the build dedicated to truly affordable and accessible housing for seniors. Within the building, a socializing room or two for residents. This city is desperate for affordable seniors housing. Accessibility throughout the entire area, not just the building itself is key. If it requires the 18-20 storey build to accomplish this, so be it. The condo complex planned for the North Hill Sears site will offer plenty of market priced housing for those who can afford it.
- medical treatment offices..
- drug store.
- small convenience store.
- laundry mat facilities if not in each unit.
- Anything to make seniors lives better.
- When the city opens up this kind of process, developers come in and say they will do x or y -- they will manage and mitigate parking and flow problems in an alley (between 10th and 10A Streets, for example), or they will put in an arts space (per the Bow Building downtown on the hotel site) -- and later the developer sells the property and the new owner is not bound by the conditions that governed the original plan, OR the developer abandons their responsibilities and just shrugs
- well thought out parking and transportation solutions.
- Safety for the adjacent school and it students
- Services for seniors, children (school adjacent), expanded health care facilities, investment in recreational improvements for Riley Park
- Affordable housing, care facilities for seniors
- low income housing.
- Keep the same, ie. medical offices and related services, hospice. Some housing but scaled back.
- I support limited development with a sensitive approach to the location.
- I would like the medical services that are currently in the Grace Hospital to be in the same area. The area would also need to be very accessible due to the hospice next door.
- Health care. Wellness. Professional services.



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- More long term care facilities. There is a desperate shortage already and that is not going to go away, the need is increasing. Please do not eliminate the hospice. We hope that is not in the plan. The Agape Hospice provides a much needed service in the area.
- None
- You need loads of underground parking- that there seems to be no mention of- the Ezra- in the area already is going to increase car pressure in the area- then where will visitors to the park park??
- Like the idea of some medical service/ doctors/ labs/clinic/etc in the bottom. Possibly a health food or regular food market.
- fitness area for residents, underground parking, nice large and semi private balconies would be wonderful!! Possibly a few small retail eg. salon, small restaurant, pub, healthy food outlet like Freshi, etc.
- I find the community already offers many different amenities and services in walking distance. Adequate parking and congestion relief would be welcomed.
- The developer should provide the normal amenities for residents of the development. Mixed-use services such as ground-level medical amenities could be enhanced for community residents. Easy access on LRT would benefit general public use of amenities. Good walking access to the hillside must be preserved.
- A Neighbourhood vegetable garden. A quite green area for reflection (rose gardens etc) as I had 2 family members pass away at Agape.
- The traffic and parking will add congestion rather than create areas for respite."
- A dog park
- Medical services, grocery, art supplies store, independant smaller businesses, not large chains.
- Public medical care & hospice as is currently there. Housing might also be appropriate - mid-range would be appreciated (for those of us between "affordable" and executive-level). I don't see a need for amenities. Maybe some public parking - I know that the Bodhi Tree Yoga studio (on 14th street) has trouble with a lack of parking nearby.
- Continued medical services there and the hospice should be accomodated. Also don't impact Riley park or access to SAIT or the Jubilee.
- Retail street front, shared space for residents
- More retail, less restaurants. Kensington has lost its walk about traffic, we need unique retail stores to bring people down to the local businesses. Defiantly not another coffee shop or gym.
- Adequate underground parking, assurance that the children at Hillhurst School and Riley Park will be safe when crossing the street.
- Huge emphasis on pedestrian safety and ensuring adequate pedestrian and vehicular access to air, with allowances of parking spaces within development for residents and staff, ensuring they will not co tribute to already congested street parking challenges. Biggest concern is pedestrian safety, especially for the 300 children at Hillhurst Elementary.

What concerns you the most about this site and why?

- If you can't respect existing ARP and Zoning, how can you expect to build?
- The lack of integration and sensitivity to the atmosphere of the local community is disheartening and does not indicate positive intent from the developer to work with the community & city.



- Traffic control already a nightmare. Huge traffic on 12 St, 5 Ave. Adding more not possible without compromising safety. Lots of kids use area - dangerous for them.
- WOW - 24 storeys really? Do we have any say left... "Not 24"
- The diminution of parking availability along Riley Park combined with the addition of a parking structure in the development seems like a backhand way to generate revenue.
- Eliminating parking on 12th reduces visitor access to public amenities eg. Riley Park.
- Very concerned with extreme size of proposed building. Significant change to ARP & current zoning.
- What considerations have been made re: SAIT.
- The increase in car traffic and pedestrian safety are of major concern. Living on ? St the impact will be totally a disaster to taxpayers on these streets. Concern re: public access to a medical facility - or is it private Health Care.
- I like: hospital w Assisted Living Facility! To keep that land for a medical facility and not just more condos. A great example of multipurpose is the N Hill Mall & Condo units attached.
- Taller buildings should be on the biggest street (14th) and further from Riley Park & the interior of the community.
- The towers (if this height) will have a negative impact on public space at both Riley Park & hill above. This is a destination/regional park to be preserved.
- Scale (massive!) & failure to fit nature of community.
- Barrier free ped bridge!
- Traffic increase
- Density is too much for site and surrounding streets.
- No information provided on traffic/safety impacts.
- Traffic - parking for existing residents as well as visitors to proposed site and new Ezra site - 11A Street must become parking for residents of the street only!
- Traffic & parking constraints will negatively impact residents of Hounsfield Heights. Many vehicles use this area as a shortcut to Downtown/vice versa.
- Need to ensure non-market (i.e. assisted living/affordable housing/seniors housing) is still included as part of development.
- This development with such a high density will negatively impact Riley Park. 12th Street will be very unsafe for people, especially children, using the park and playground.
- Building on west side too high & not in keeping nor congruent with the area.
- There should be a cap of 4 FAR.
- The density is encouraging the developer to propose two new traffic lights - this indicates problem - no more traffic lights.
- This proposal is unsafe for the children of Hillhurst Elementary School. The traffic on 7th Ave and on 12th Street would be overwhelmingly unsafe.
- 7th Ave and 12th St are already so busy this adds a ton of traffic to an already overloaded area.
- Very concerned about the height & size relative to the surrounding community.
- I want to see consideration of linking 8 Ave w/ the SAIT road through campus.
- 12th Street is a quiet street with a playground - let's leave it that way!
- Very vague - what makes this proposal deserving of such major compromise to ARP guidelines?
- How does proposal address 12 St. Development 6,750 vehicles/day traffic which exceeds ARP guidelines of 5,000 VPD?
- It's already unsafe for the 200+ kids from the neighbourhood to walk the short distance to school. Adding this much traffic is going to lead to disaster. :-(



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- Maintaining/repairing/replacing pedestrian overpass on 14th St.
- Need rumble strips/brick at ped cross points all on 8 Ave, 7 Ave & 12 St to visually & audio indicate SLOW DOWN.
- Not clear what the FAR is, should not exceed 4.
- We are concerned by vagueness of the proposal. What is the vision?? Blend of senior's care, support housing, and affordable units would be nice.
- My concern is 100% about the traffic. Hillhurst Elementary School is right across the street. Traffic around the Elementary School is already crazy. This would add WAY too much traffic!
- Biggest concern is traffic around the elementary school.
- Why is there complete disregard for the ARP guidelines re: height?
- I am afraid of the precedent this will set.
- The idea of transactional services that will increase traffic such as a 'gas bar' or 'drive through' are likely to increase traffic over estimated thresholds.
- I am concerned cars will turn down 7th Ave to avoid bottle necks.
- What about traffic impact of people cutting through community using 12 St south of 5 Ave??
- Makes ARP meaningless - Increases traffic/decreases parking on 12th St (no mitigation south of 5th Ave) - No use guarantee (eg. Medical, senior housing)
- Consider traffic circle/calming at 5 Ave & 12 St NW. Pedestrian safety.
- Visitor parking will be a significant issue for Ezra owners given current bike lane on 5th Ave if 12th Street parking reduced.
- Wasn't there already supposed to be a traffic light at 5 Ave & 12 St NW due to impact of Ezra?? How will this extra traffic be borne?
- Too high - keep ARP!: School will be inadequate: Safety as population in Hillhurst are biased for seniors & families: Services Lines inadequate: 5th Ave congested already.
- Confusing - looks pretty but I'd like to see more of the buildings, even if they are conceptual. Also - spelling - should be commemorative Doesn't speak well for attention to detail.
- Too imposing. Too tall. Need to keep pedestrian bridge across 14 St. More parking whether underground or surface on the property, is required than what the bylaw requires. Medical & residential or stores always require more parking than is allotted (reality is reality, people are not always able to use public transit)
- How will this development link to surrounding community? 18-20 storeys is a big ask...
- The proposal does NOT respect the ARP. The ARP is a well formulated plan that reflects both the need for inner city density and livability. I think a NEW proposal that fits the ARP is needed.
- After 2 years of volunteer engagement to amend the ARP and specifically recommend what should be allowed on this site, why is the City now ignoring those recommendations?
- Increased traffic right across from schools so concerned about accidents.
- Increased traffic near the school is a bad idea - there are neighbours who walk with each other to school and they might get hurt. Also, I already don't like crossing the busy street, but busier? No way. - Student of Hillhurst PS. No matter what happens with the lights, it will be busier.
- Must NOT allow for vehicular access off 14 St at 7 Ave - pedestrian safety - 100+ school kids under 12
- 12th street road widening is specifically not recommended in the ARP
- Once new parameters are allowed - what's to stop the entire site being overbuilt?
- I'm very concerned with how a higher density "community" would be integrated into the overall community here, versus becoming it's own community held within the larger community. (And would this set a precedent for more such applications?)



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- Must keep green pedestrian bridge across 14 st - for access & safety of elementary students.
- Increased traffic flow so near the school is not a good idea. What do you plan to do to keep the students and just pedestrians in general safe and content?
- Precedent would be set for huge towers in that area, which would be a travesty. This needs to be limited + sensible.
- Infrastructure ie pipes, sewer, with such a large increase in density. What does this do to existing single family homes in the neighbourhood with old water lines?
- I want it written in the land use designation that there must be subsidized housing and assisted living.
- These proposals will bring far to many people and vehicles into the area, which already struggles with parking spots + traffic!!
- Safety of school children at Hillhurst School.
- My biggest concern is the added traffic.
- Impact to traffic in and around the school. Impact to traffic flow on 5th Ave & 14th Street. I understand the idea of putting high density near ctrain access. This seems too dense of a development.
- Concerns for school children.
- I am unhappy with this proposal. Too much density resulting in increased noise, traffic. I realize we need to increase density in the area, but this is too extreme. This plan would further encourage developers to increase height in future developments.
- I want a guarantee that the only commercial allowed is medical.
- Storm & sanitary sewers: Hillhurst already has aged, overwhelmed pipes. Adding 800 more units to this would be very problematic. Who pays for upgrades? Our taxes are already very high.
- I am very concerned and opposed to the mass and scale of the proposed development. Twenty stories is outrageous!
- Change the village culture of the neighbourhood.
- Maintaining established views of residences up 15th Atrreet and 10th Avenue N.W. Quadrant. I don't think its been considered.
- traffic flow - 70 m is too tall-more like downtown than this neighbourhood - if ARP is changed to allow redevelopment, we have no assurance of what will go in because those here today could sell to anyone.
- How will you mitigate the traffic flow & pedestrian safety impacts???
- Very concerned about how pedestrian traffic to community centre and school will be affected.
- As far as I can see this developer wants to build a complex that has no access. What's the point? I suggest they get their act together and give their heads a shake.
- 1. Way too much density & too tall. Max 8 storeys.
- 2. All parking on site.
- 3. Traffic disaster.
- 4. Major disruption for Ryley park, HSCA, & Church. [personal info removed]
- Impression of the site to the community
- This is an important piece of land to the community. I want to see whatever goes on the site contribute to/enhance the community. For example, we need a wide variety of innovative affordable housing types in the community e.g. co-op housing, co-housing, family-sized rental units.
- Very concerned about access issues and pedestrian safety near the school.
- Concern is that the request for re-zoning is not about benefit to the community and the City - it's about developers wanting to get as much \$\$\$ out of the site as possible. Build within the rules.
- Walkability. Pedestrian safety.
- Density



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- Traffic Flow
- Parking
- Affect on views
- In terms of the market housing component. Will it be family-friendly (affordable)? And 2+3 bedroom units
- I am concerned that if this passes, they could potentially build 20 stories the entire length of 8th Ave.
- Traffic concerns - how to prevent illegal left turns from southbound 14th St onto 8th Ave it will be even worse with increased traffic.
- Improvements/replacement of green pedestrian bridge? DO NOT LET THAT GO, Please

What other suggestions do you have?

- I prefer the density dispensed across the site w/ lower height in 7b. Excellent place for more residents! :)
- We need convenience retail around here - please include in land use.
- Consider routing traffic toward 10 St via up/under the escarpment & linking to the SAIT road.
- How does a development such as this even get consideration by the city? Did someone tell them that they would be able to change all the building restrictions?
- Much support for medical (public benefit) use. LUA should specify that vs general commercial.
- What about bridge for access for children to school?
- Really like the existing medical services the plans to upgrade and expand this. The high rise is too much, but the mid-rise and lower units might work better as long as low income housing & other services benefit the community.
- Why not include more retail/commercial uses?
- Please build new 14th/8th overpass - use excess road width of 8th Ave (west of 14th) to land new ramp (southside) build ramp east of 14th on North side of street.
- ARP supports affordable housing is the plan to incorporate?
- Ensure cap of 4 F.A.R.
- 16-18 storey buildings not appropriate for the neighbourhood & this part of the city - traffic implications appear to be grossly underestimated - Has any one done a traffic flow study @ 14th St / 5/6 Ave intersection? - People use Hounsfeld Heights to take short cuts through the Neighbourhood already. likely to get much worse with [up arrow] density - Need for traffic noise reduction barrier. Needs to be strongly considered on 14th St Between 8th & 10th Ave as has been done along 16th Ave in North Rosedale.
- Make 12 St South of 5 Ave NW outbound only to prevent cutting through neighbourhood.
- Could market units be designed with young families in mind? Affordable? Densification not gentrification please.
- I suggest far less density. This is way too much traffic added to an already congested area with an elementary school right in the middle.
- In accomodating certain populations - Mainly. A) existing elementary school children b) an increased senior population c) increased population of people with health issues including disabilities of both physical and cognitive plus d) visiting caregivers and family members e) expanding residential/resident community... Please provide plan for the safety of these groups.
- In view of inevitable increase in traffic volume why not have 3 bed apartments for families & include green play space.



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- Not convinced that signal at 5th Ave & 12th St is enough to protect safety of Hillhurst School kids - will have increased right turns & illegal left turns 14 St to 7th & 8th Ave, plus what about further up 12 St - signal @ 7th Ave?
- We need roundabouts / traffic circles on 5 Ave @ the end of 12, 11A, 11 St
- Closed gate at 12th Street south side of 5th ave.
- How will traffic on the south (of 5th ave) end of 12th Street be impacted? (between 5th Ave & Gladstone)
- As an Ezra on Riley owner I am very concerned about traffic impact on 12th Street and on 5th Ave.
- Municipal Bylaws should apply to all developments. Increases in massing and height should occur within the existing bylaws and ARP.
- Taller buildings should be in the E-NE corners of the site, away from 14th Street and the Elementary School.
- Could you cul-de-sac 12th Street at 5th Ave (South end)? Otherwise 5th to Gladstone on 12th Street will be CRAZY TRAFFIC.
- I would like to see a development with few "doors" and perhaps senior/students/amenities vs 100's of small homes (condo)
- Whatever is developed on new site it will be critical to reduce driving by occupants and encourage transit/walking with high quality path system.
- It would be beneficial to see where Northwest Healthcare has taken on such a development and achieved vision items such as 'integrate nature' and 'intergenerational spaces'.
- Traffic circle with green space in the middle at 4th Ave and 12th St.
- Regarding Public Health and safety. The Traffic impact assessment should include analysis of potential risk of accidents due to increased traffic in the neighbourhood. This should include prediction of rate of minor collisions and pedestrian injury.
- Should stay within the parameters described by the ARP.
- Do not remove/reduce street parking unless compensatory off-street parking is provided. Congestion is already bad enough - development should not make it worse.
- Imagine a mix of housing How about integration of some student accommodation (SAIT/ACAD) with the seniors' housing? There's been great work done on how well these 2 types of housing can work together.
- Issues of concern still include: - Traffic - Not respecting ARP - Not respecting zoning - The developer needs to significantly scale back the "Big Ask" to go to 70 m. Does not benefit the community.
- This engagement session is poorly designed. The charts are too close together resulting in crowds making it impossible to see all charts. Consider a dedicated engagement group who know what they are doing.
- 18-20 stories is too high - seriously? No. I am happy to see more low-cost housing being developed in the community but I would suggest that nothing higher than what is already on 14th Street between Kensington & 6th Ave.
- Connection to the LRT & Jubilee, SAIT, ACAD.
- I would be fabulous if such a physical connection could be provided.
- Input on Hillhurst School - I am concerned about the impact on the school children, that greatly increased traffic will make what is a lovely school (all 3 of our children attended it) something unpleasant & unhealthy.
- Densification is good - but higher & higher is not better & better.
- Do the planners donate to political campaigns.
- School impact needs to be considered. Buildings should be far from school. *Safety



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- Our kids went to HCS and the impacts on the school must be considered.
- Bring back transit bus that was discontinued in the community.
- A low-rise building with excellent green space would be preferable. Definitely a place for low-income families and seniors - something beautiful, in keeping with the surroundings.
- Concerned residents put time & effort into ARP - why bother?
- Why no conceptual design showing 4-6 storey option? Why only the 18-20 storey options?
- Dislike that developers can step so far outside the guidelines that have been established.
- ARP are guidelines/template for community.
- What happens to current pedestrian bridge across 14th St?
- Open areas – good walkways, parking
- Use Developers land to widen 14 St. Put in left turn to 8 Ave. Reduce speed limit on 14 St hill to 40 Kph. Don't add more pressure to 14 St & 5 Ave intersection.
- Drawing: New pedestrian bridge over 14th St at 8 Ave. "Extra wide carriageway Narrow!!"
- [comment placed on line between Images A & B] These drawings are deceptive. The height of anything built should not exceed what already exists on nearby 14th St.
- [comment placed on line between Images A & B] Should not obscure view/sightlines from SAIT! Proposals are far too high of buildings.
- [comment placed on line between Images A & B] I support increased density at this site, however the ARP as it exists makes allowance for this 70 m is ridiculous, even 35 m would seriously impact the neighbourhood. So NEITHER OPTION!
- Better crossing of 14 st nw
- Lower height to prevent large shadows. More public amenities. Use natural product (brick) rather than glass and steel. Have lots of green space. Low FAR.
- Again, please make sure that Agape Hospice service will be remained in this area.
- Whatever you allow to be developed at this site must be integrated with SAIT.
- Leave well enough alone and look for some other place to build your concrete jungle!
- So disheartened the city would even consider this monstrosity. Hope the unbridled destruction and rebuilding of this community can slow down. The new condos are cheap and ugly. Yeck!
- Why not put it to good use. There are lots of people from In From The Cold, The Musterseed and the Drop in Center that are out there working hard but can't afford a place to live. Think about this for a moment, you make a good living wage and have a place to stay, just saying
- Would like to see an illustration showing scale of image A and B (at least) and preferably an ARCHITECTURAL MODEL of each. Currently the 18-20 storey diagram is shown only 2 storeys higher than the 4-6 storey diagram????? In no way does it give any true indication of scale.
- Will the pedestrian bridge remain and be updated? Otherwise, how will foot traffic travel from west side of 14th Street reach new building? I personally use this bridge many times per week. During the school year, students use it to get to school.
- Neither image works for that site. The height limit should not be based on arbitrary heights. instead the vista from the Jubilee auditorium should be maintained. A maximum height of 8 storeys has already been approved in the neighbourhood and this is also an effective height limit that will maintain the existing vista. My other concern is that there must be traffic calming put in place as part of this land use approval. It is critical that there not be an increase vehicle in traffic on the residential portion of 12th street south of 5th avenue.
- Somewhat increased density could be considered provided that the building use and design is acceptable for the site and location. Increased traffic must access only from 14th Street NW.



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- Absolutely no traffic increase through 1th St NW and 5th Ave NW as this is already saturated and creating difficult ingress/egress issue for residents.
- have good pedestrian/stroller/whhelchair access over 14th street as it is quite busy.
- have attachment to riley park without crossing a road.
- Don't rezone on the developer's terms. Respect the community's voice and the ARP's guidelines. Make sure any development provides for housing for those in need so this doesn't turn into a yuppie, monied enclave.
- Reduce the height and improve at grade livability.
- Do this right.
- I visited the Robert the Bruce statue and don't think the sight lines from there should be considered - at all. It's already a forgotten statue with overgrown trees (downhill) that affect the sight lines. The effort that someone has to go through to visit that statue are a deterrent already. Also, the statue faces west to 14th Street. I don't think this legacy from the ARP is applicable today.
- Also, I think it's fantastic that NWHP included the hospice in this so that their land value increases. When they eventually decide to sell that site it will be at a much better value and will help a good service relocate. Was very thoughtful to have them be included.
- Maybe 8th Avenue should connect from 14th to 10th to lighten the traffic load on 12th Street. Makes a ton of sense and would deter increased car traffic on 12th a very pedestrian street (Riley Park, a Church, 2 daycares, a community centre, and a school are on that street).
- To keep the Agape Hospice in the NW community as it is a place that is needed as it is homelike. Also like before the place is in need of so many repairs that knocking it down and rebuilding it would be wonderful. There are leaks in the shower room on the second floor, cracks in the wall, baseboards are coming apart and the floors are looking old. I would hope that this place gets rebuilt as it is a vital part of the community as lots of families have told us and we have also looked after homeless residents as well. It would be a shame not to rebuild Agape if the city knocks it down.
- FOLLOW THE EXISTING ARP, ZONING AND BYLAWS. DO NOT DESTROY THE COMMUNITY.
- These questions do not seem to open a discussion of the concerns that exist. Traffic patterns and high usage are certainly issues that need to be addressed. Parking and increased traffic volumes with a site with limited access options are a big concern.
- The City should consider all-turns access to the development directly from 14 Street, rather than allowing the dumping of most of the increased traffic on 12 Street & 5 Avenue. A signalized intersection at 7th Avenue should work. A cap on traffic volumes must be defined for 12 Street, which would in turn limit the population of the new development, rather than the other way around.
- Is it possible that the developers could build a road that cuts into and up the SAIT Hillside to join the SAIT exit and entrance roads newly laid down?
- Make sure all the residential options stay affordable rather than Kensington market rates.
- Please listen to the existing Hillhurst/Sunnyside residents' wishes. Most of us recognize and accept the need for increased density, but 800 units and the resultant increased traffic is too extreme. Consider providing a dedicated shuttle to residents from the C-Train.
- I like the idea of an improved health care campus. Presumably the new residents would be using the facilities there. How about making it easy for them to access those facilities in inclement weather. Consider enclosed walkways (+15?) or some other aid.
- The development should have a maximum height of 10 stories.
- To alleviate the potential traffic problems, the development should encourage car free residents, by including limited parking spaces.



- The development should require green initiatives, such as energy and water management features.
- Put a up a display with the actual towers rendered so that people can see the impact on the ridge line, the Jubilee, Robert the Bruce, the school, the park. Create videos of the traffic flows on 12th and 8th, show the number of cars that will now be making the illegal left turn from 14th street southbound onto 8th ave eastbound. It's pretty scary right now with the near misses. Add in information about how the ancient water and sewer systems will be affected by this. Talk about how the very large storm water run off system under 14th street will not cause any issues for the developers. It shouldn't try to move again like it did a few years ago.
- I believe that the process is flawed. The land use re-designation should be considered only after there is a final plan for the building that will go on the site. As we saw with the Ezra site, the neighbourhood can be told all sorts of wonderful things that will happen with the site but once the redesignation is approved, the site is sold and a totally inappropriate design is approved by the city against the resident's wishes. If the process was that the building be approved, the neighbourhood would not be left having approved a change for one vision and then be stuck with a totally different vision.
- I suggest that the city follow the ARP which was created after very careful thought and consultation.
- If you have a bunch of cash kicking around, why not a funicular up to SAIT/ACAD for direct access to the LRT?
- C'mon. You know you want one. Accessibility and whatnot. Also, you get to say the word ""funicular"", which combined ""fun"" and ""peculiar"", which pretty much describes what I'm after for the city in general ;-)"
- Please do not ruin this small community, it will for sure drive us out...
- Also, the increase of illegal left turns at 8 and 7th ave. 8th ave is too dangerous to add lights because of the hill and cars are already slipping and sliding all winter long due to the city's poor snow removal, and if you put one at 7th ave, the amount of traffic on our street will be awful and overwhelming and cannot support more cars and will be dangerous for the residents, kids at school and visitors to the park. Thank you for your consideration.
- We should not be entertaining proposals for a second high-rise residence without first understanding the impacts of Ezra on the community. What are the impacts on the Park? On pedestrian safety? On street parking? On traffic flow? On the school? Adding more of the same without knowing if the first even works puts the existing community at risk. There is a huge push for big development right now, mostly in areas that have 'appeal', such as Sunnyside and Hillhurst. What we forget is that the reason these communities have appeal is because they are small, historic, beautiful and accessible. Pushing development without first understanding and living with the impacts of the developments puts all of these things at risk, and the community changes. In effect, you are not adding to the community, but replacing it. Hillhurst has been a thriving, happy community that preserves Calgary's history for a long time. It does not need to be replaced.
- Keep the development low without a lot of massing with less impact on existing areas.
- It is important for me that AGAPÉ HOSPICE be incorporated within the design to ensure the continuity of this remarkable organization with its peaceful setting with gardens and its proximity to Riley Park.
- Please take our concerns seriously. I hope this is not a dog and pony show where the appearance of influence is provided but nothing more. I have spoken to many residents - a lot of whom are old and will not fill out an online survey - they must be represented too and many (young and old) have similar concerns. We are all for further development as the site is underutilized. However, the building height should be capped at no more than 20 meters - especially closer to 14th street. This will aid in reducing shadows and massing, and will also prevent views from being compromised, especially from Hounsfield Heights / Briar Hill residences. The safety concerns for the Elementary School need to be addressed



along with the increase in traffic. Young children are at greater risk and the increase in bottlenecks at the intersections in question are clearly going to be a problem. I would like to hear proposed solutions to the issues. Thanks.

- Stop lying about Image A
- Don't make people choose between density and pedestrian-friendly design -- we can do both. Consider the location (school, park), neighbourhood and traffic implications when deciding how high to build. If seniors and affordable housing is "proposed," how do you make sure it's actually built?
- Under-sidewalk heating to melt ice in the winter and we don't have to track in all that salt. Thanks.
- The constant parking issues. Will on-site parking be paid? If so I'm concerned that there will be a spill over into the neighborhood.
- My preference would be the 4-6 story with less outdoor amenities. I find the towers too ""cold"" and impersonal. They take away from the area and the views and the chance for sunlight. I also think with Riley Park just around the corner and the HSCA play fields, that there's lots of green space.
- I'm not worried about the traffic on the local roads. If you make it easy for walk, bike and take transit from the site, I don't think the amount of cars will be a big deal. And please make the bike rooms in the building more user friendly!! Bikes are always stuffed into spaces that are too cramped and small (I'm at St John's on 10 St and 3 Av and out bike room is too small!! The storage lockers in the parkade aren't practical, and the racks are too close together.) I keep my bike on my balcony (not ideal) and carefully bring it down in the elevator. It means I sometimes don't take my bike as often as I'd like to because it's a bit of a hassle.
- No more new residential development unless very high end. Realistic plans for parking that don't make it any more difficult for existing people in this neighbourhood.
- A sun deck on the roof for customers or residents.
- Please, please, please consider a large volume parkade open to the public. Especially if the parking along 12th Street is removed, parking will be next to impossible. We aren't even sure of the impact that the new Ezra building will have yet on current residents, let alone what the addition of 800+ units being added into the mix will have. Increased traffic is also a hazard to the many school children that frequent the area and people already speed through the zone as is. Perhaps the addition of speed bumps (the large, 30km/hour ones) would be a good idea. You also may need to relax the no left turn at 7/8th Avenue and at the very least add a left turn advance heading south on 14th street, turning onto 5th with the increased traffic flow, as that is currently the only point of entrance and it's already very challenging to turn there at peak times.
- Development should stay within current ARP; otherwise, why would we have ARPs in the first place, and why would the public contribute to the development of ARPs like so many community members have? To allow development that is so outside of ARP regulations makes a mockery of the public input into the planning process, and erodes the trust public has in the City's will to actually uphold decisions made through democratic processes. Stick to ARP that is in place.
- keep it as affordable housing/ mixed housing
- please get away from the industrial looking highrises that are worryingly becoming the norm in this area
- MUST incorporate green space
- Keep it within the HSCA ARP. These bylaws took years to complete. Stick to these bylaws.
- This expansion is ill conceived. Whoever thought up this does not live, work or travel in this area. Don't push the health care options out of this area!!!
- Use as little steel/glass on the exterior as possible, it's cold and this build needs to be welcoming. Steel is institutional and glass allows too much energy to be wasted. Keep as much walkability/accessibility and green space around as possible in order to flow into Riley Park easily, and to the LRT. Hard to



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cross 14th St., so build pleasant pedestrian access eastward. Use wide walkways. Allow for windows to open; humanize this build. Work with ACAD for art installations. Wheelchair ramps, drop-off zone, (Ambulance and Fire vehicle access, Car2Go spots, maybe parking for a food truck? Make this build a real part of the community.

- make sure that this is a senior, ASH, disability client based low income housing facility. Any help they can get is highly needed by them. Cater to this group of people."
- Overrule the idea that the intersection of 8 Ave & 14 St cannot have a traffic light. Routing the southbound traffic from this site down 12 St is inappropriate given the number of small children and community pedestrians going between the school, the park, and the community association. When you ignore us about the \$800K condos and let those go in anyway, eventually some child will be mowed down by an [profanity removed] in a Mercedes SUV and it will be all, ""OH I DIDN'T REALIZE THIS WAS A SCHOOL ZONE"". The speed of commuters on 14 St. southbound is controllable with signage and lights. The intersection with 8 Ave can be a lighted intersection so that this traffic can be routed west out of the site rather than south.
- I would suggest you also consider linking the site northeast to ACAD and SAIT with a tunnel. Oh? Expensive? Yeah. But \$800K condos pay lots of taxes, so that should cover it.
- stick with the existing ARP in the development process and do NOT provide a re zoning for future development outside the guidelines.
- We need health services in the area - support more of this. Other seniors housing/ services also welcome, e.g. assisted living, hospice - suitable location because it is beside the park and a beautiful quiet spot. High level of traffic is not desirable because of limited access via 8 Ave. 12 St is already overloaded and chaotic with activity at the park, community centre, and school.
- Stop turning Hillhurst-Sunnyside into East Village. East Village is great, but so is the current Hillhurst-Sunnyside/Kensington area.
- The city spends a lot of time and money on helping communities develop an ARP, then proceeds to allow developments to override the ARP.
- My suggestion is to keep all developments within the ARP of the communities.
- Go back to the drawing board and rethink the scale, massing, scope of the project. Consult the community with more than just an occasional community gathering to say they've done their homework. Think about the neighbourhood which will be affected.
- Why is the city even accepting proposals that contravene the area ARP? The ARPs have been developed by the communities in conjunction with the city. This is not to say that they should never change but they shouldn't be changed by individual applications for approval of proposals that do not meet the guidelines contained within the ARP. Any changes to an ARP should be a process entered into by the community and the city, and not by developers, with the resulting document being adhered to.
- Build more housing, but not here. Please leave the Grace Hospital area alone, the roads there are busy enough already. There would not be enough parking.
- 1) Change from few super large buildings, to several moderate size buildings like the size of Ezra.
- 2) Invent traffic connections from the top of the hill near SAIT, or via 14 st NW, instead of through 12 St and 5th Ave.
- We don't know how you could safely access this site particularly in winter because of the steepness of the 14th Street or not disrupt traffic flow for Calgarian's. We look forward to seeing intelligent, safe and non-disruptive solutions at the Open House.
- Please do not approve this application, as it mocks the Sunnyside ARP, as well as the city planning process.



Project Name

Grace Hospital Site: What we Heard
Summer 2017

- This should be put out for all Calgarians to decide on as it potentially is destroying a landmark view in the city- that thousands enjoy every year from the hill- at Jubilee SAIT etc.
- I'd like to see buildings that enhance the CHARM, CHARACTER of this family oriented, UNIQUE community, something that would stand out but not take over, not too modern, like (the LIDO on 10th which looks out of place for the area!) something artistic, vibrant, creative like the schools and the Jubilee above it.
- For new buildings the Ezra on the Park has a open look, big bright balconies so one can appreciate the wonderful scenery of the area, it's not over the top, though not totally fitting with the area...it is better suited than a lot of newer buildings.
- Varying sized dwellings, with function, style, and price ranges to accommodate families, singles and seniors of various income levels, like the community it's being built in. ..diverse. A place to for many different financial groups to live together not only for the wealthy. Possibly a fitness area, Smaller community garden/outdoor area for residents.. maybe on the buildings roof top
- I like the suggested medical offices, etc.
- Many residents are not tech savy and do not know the extent of the redevelopment. Residents and neighbours don't understand the benefits of this current development. My hope is that concerns and questions will be answered with a more detailed proposal. More open house and townhalls should be considered. Approval for this development should come from the residents of the community.
- Considering traffic volumes for the area should limit the population of the new development, not the other way around. What is the cap to be for 12 St and 5 Ave? The City must allow all-turns access to the development directly from 14 Street, rather than allowing the dumping of most of the increased traffic on 12 Street & 5 Avenue (where Ezra traffic volumes are not yet being felt).
- I was away on holidays during the open house, giving one months time for feedback during the summer months, including Stampede Week is an inadequate time for feedback.
- This is a prized site. We should be able to attract a prized development here. What I see is a developer bargaining by proposing a development that is far out of scale from the surrounding community. The developer is not offering any community enhancement that i can see.
- NO more High Rises in this area.
- Follow what is in the existing ARP. What is the point of having it, if it is not followed. Respect what the community member stated as preferences in the engagement process.
- Why is this proposal even at this stage? It's flagrantly counter to the character and status of the community. Is the intention just to chip away the resolve of the community until we cave into this kind of pressure? I'm not impressed at all. What kind of developer has such disregard for the existing community.
- [Name removed] Lets hope this happens in the next election; [name removed] too much pro developer.
- Please build rental units into this development so students can have the opportunity to live near by
- Residential only. Minimal commercial. HUGE traffic calming and safety measures.
- Ensure the zoning stays the way it is. It is there for a reason. The developers should keep current zoning in mind when making investment decisions. Their poor planning/greed shouldn't impact the current residents. They are not the ones that have to deal with the day to day effects of their investment decisions.
- scale back the size of this project. Given all the empty buildings that are going up all around the city, adding more in an area that still has greenspace is ridiculous.