



October 15, 2019

Calgary Planning Commission
Emailed to: cpc@calgary.ca

Matt Rockley, File Manager
Emailed to: matt.rockley@calgary.ca

RE: CPC2019-1293 | HSCA Request re: LOC2019-0058 (211-221 14th Street NW)

Dear Calgary Planning Commission Members:

The Hillhurst Sunnyside Planning Committee (HSPC) would like to submit an additional letter for the public record, in supplement to our original June 17, 2019 letter. HSPC wishes to provide our recommendations for your consideration ahead of the October 17, 2019 Planning Commission hearing.

Building Height and Floor Area Ratio

We first re-iterate our interest and appeal in activating 14th Street NW, creating a safer and vibrant urban Main Street, in line with the overall vision to enhance this corridor. We would also like to highlight our excellent relationship with City of Calgary Administration and the presentations and discussions between HSPC, neighbours and the applicants.

That said, we strongly re-emphasize our support for Hillhurst Sunnyside Area Redevelopment Plan principles with its maximum height of 20m and 4.0 FAR and the extensive engagement that went into crafting our ARP. Since Council's approval of the Transit Oriented Development policy approval in 2009, we have welcomed an addition of ~1,800 people into Hillhurst and Sunnyside and will continue to densify and welcome more residents into our mixed-demographic community.

Through this application, an increase of 26 metres and 5.0 FAR has been rationalized due to the lack of redevelopment on 14th Street in the last ten years (CPC2019-1293 p.8) *or since the 2006 mixed-use buildings on the southeast corner of 14th Street and 5th Avenue*. Given Administration's recommendation for the increased height and density, it appears that this single application has effectively triggered an up-zoning for the entire area without larger community consultation and ahead of the multi-community, district planning engagement for our area.

In addition, the application seeks a 30m final height above the requested 26m to provide direction on the future indoor building amenity space. We understand that the rooftop mechanical structure is exempt from overall building height calculations and appreciate efforts to finalize the final height at the outset of the application. However, we feel the additional 4m ask - essentially another floor - is beyond our comfort zone. We believe that the building amenity space should be accommodated within the final height at Council's approval.

Exemplary Design

As this is a standalone application at the Land Use and ARP Amendment stage, we have not been provided the plans for the eventual building design. The ARP states that the **height and density maximums are not guaranteed entitlements** and “In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that will ensure projects make positive contributions to the public realm” (ARP Sections 3.1.5 & 3.2).

We have a strong preference for a *staggered* or *concurrent* Land Use and Development Permit application. As the applicant has stated, this is a catalyst redevelopment for 14th Street and it is important precedent-wise as to provide the community with the certainty that the applicant is successful in taking the Land Use through to the development stage.

Community Amenity (Bonusing Discussions)

It is particularly challenging for the community association to formulate and present a position on community benefit. The HSPC does not have full information on what City Administration will allow in terms of community benefit in terms of the applicant’s proposed enhancements.

We note that the applicant had initially indicated that they are providing over \$200,000 in bonusing items. However, upon City review, it was determined that only \$45,000 of the itemized list qualified as bonus density items. This is creating confusion as the minimum bonus density amount is approximately \$83,420.89. We feel that the City has a role in assisting with the vetting process.

HSPC feels that the applicant should provide more than the base minimum contribution rate of \$18.14/m² especially if the proposed land use application is approved with the additional 1.0 FAR over the ARP. The ARP provides guidance for a plaza along 14th Street (ARP Map 3.4: Urban Design Initiatives, #6). Through this development, there is opportunity to ensure that the ARP objectives can be achieved.

We understand that the community amenities discussion will continue into the Development Permit stage and seek further assistance from City Administration to guide these discussions. As a community association, we are not equipped to navigate and negotiate with individual development applicants.

We have provided a request for Administration to help facilitate on a values exercise and embark on a co-design process on the future of 14th Street public realm and onsite/offsite amenities. For example: we believe that some adjacent residents, HSPC and applicant would support the 14th Street layby parking, speed humps on the laneway and a more walkable 14th Street.

A facilitated exercise will not only help determine shared aims through this proposed development but help us understand what City Administration deems feasible and what is not feasible on any proposed community amenities.

Our Recommendations

1. That City Council provide direction to City Administration to facilitate a co-design exercise with the community and applicants on the community amenity/public realm discussions
2. That City Council go through First Reading of the proposed bylaw and withhold final approval (Second and Third Readings of the proposed bylaw) until the finalization of community amenities and that “exemplary building design” is demonstrated to the satisfaction of Calgary Planning Commission at Development Permit stage.

Please contact the undersigned should there be any questions or clarification.

Thank you,

Hillhurst Sunnyside Planning Committee

- cc: Matt Crowley, Chair Hillhurst Sunnyside Planning Committee
Adam Martineau, Bill Latimer, Decker Butzner, Kathleen Kenney, Liz Wong, Patrick Mahaffey,
Rick MacDonald, Robert McKercher, Victor Shiu, Project Review Group
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- cc: Matthias Tita, Director of Calgary Growth Strategies, Administration Member, CPC
Ryan Vanderputten, Director of Transportation Planning, Administration Member, CPC
Ward 5 Councillor George Chahal, Calgary Planning Commission
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