

CPC2017-289
Attachment 3
Letter 1

30 August, 2017

Re: Council Public Hearing September 11, Truman's Memorial Drive NW, LOC Application (LOC2016-0346), 922, 926, and 928 Memorial Drive NW

To support Council's review of Truman's "Memorial Drive" concurrent LOC Application - an agenda item for the public hearing on September 11, please find attached a copy of the project's comprehensive Application Summary and What We Heard Report (WWHR). This document was developed to share the results of the Memorial Drive community engagement process, as well as the vision for the proposed development.

Truman's Memorial Drive development is a mid-rise residential building that is a good fit within the developed multi-family block context of similar densities, and the ask has solid planning and design rationale. The strongest rationale is centered on the Memorial Drive Parkway edge intensification opportunity, the existing active transportation assets, and being within 300 meters of the Sunnyside LRT Station. This ask requires amendment to the ARP and participation in the local density bonusing policies -- for the bonus of greater height and intensity, Truman will pay into the local fund (closer to \$50K).

The primary area of feedback during the engagement was around building height – a very common theme of concern in established areas and primarily generated from the perception of greater height having negative impacts. Most folks that have shared feedback asked for a reduction in height (cited as an acceptable 4 storeys), but such a reduction results in a negligible net urban design benefit in terms of shadow impact (demonstrated in our WWHR). While people prefer to chat in storeys, we think it is important to talk meters in this context. We'd emphasize that the principle height of the proposed building is 15.5 meters (less than the 16.0 meter height Medium Density policy area in the ARP or a typical M-C2 District). The additional height ask is related to the newly required floodway grade elevation of 1.1 meters and the remaining height within the design seeks to include a rooftop amenity space (including the modest elevator overrun mass). For Truman, the design hook is the rooftop – a common "living room", a shared indoor/outdoor amenity space that takes full advantage of the Parkway edge and spectacular Bow River, Peace Bridge, and downtown skyline viewshed. Kindly have a look at our latest renderings in our WWHR (the space as grown and the design has been enhanced through the concurrent LOC/DP application process).

As a result of ongoing dialogue with neighbours, the Community Association, and The City administration, the application's proposed design underwent a series of site modifications intended to shift to a more street-oriented building design with individual entrances to at-grade units (refer to page 29 of the What We Heard Report).

Truman and the project team believe the revised proposal can achieve compact and efficient growth where our City is best connected, serving the goals of the Municipal Development Plan. We would be happy to answer any questions or meet to discuss this application at your convenience. Please contact me directly at 403.852.8921 or david@civicworks.ca.

Thank you for your time and consideration.

Sincerely,

CivicWorks Planning + Design
David White, Principal

THE CITY OF CALGARY
CITY CLERK'S
2017 AUG 31 AM 9:05
RECEIVED

MEMORIAL DRIVE

APPLICATION SUMMARY & WHAT WE HEARD REPORT

JUNE 2017

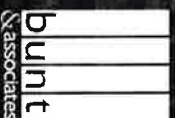
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TRUMAN



CIVICWORKS
PLANNING + DESIGN



NAVAGRAH
landscape architecture & urban design

MEMORIAL DRIVE WHAT WE HEARD REPORT

This What We Heard Report provides an overview of feedback and input received during the Memorial Drive public engagement process from January to June 2017.

PREPARED BY
Truman Development Corporation

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JUNE 2017
LOC 2016 - 0346 | DP 2017 - 0232



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SAVOY





TRUMAN

Live better.[™]

For over 30 years, Truman has proudly worked to build a better Calgary. As an Alberta-based family owned developer and builder, we have created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area.

Truman's belief is that everyone can Live Better.™ From master planned communities to mixed-use buildings, in both new and established neighbourhoods, we build great places through great design.

Truman is the master builder of choice for Calgarians because we go beyond refined design and high quality construction. By providing excellent customer service and building strong relationships with neighbours, we show our commitment to forging complete communities.

Truman also has a strong legacy of supporting affordable home ownership, and works in partnership with Attainable Homes Calgary and Liberty Affordable Home Ownership. It is our goal to make a quarter of Truman homes attainable for low and moderate income households. In honouring this commitment, Truman has helped to provide over 500 affordable homes to Calgarians.

www.trumanhomes.com

ABOUT THIS REPORT

As part of a transparent application and design process, this report was developed to share the results of the Memorial Drive community engagement process as well as the most up-to-date vision for the proposed development. This document is intended to support an active concurrent application seeking a Land Use Redesignation and Development Permit. A concurrent application process was undertaken to ensure a comprehensive and thoughtful "bricks and mortar" outcome that aligns with the proposed land use change.

The report includes a summary of key themes that emerged during the engagement process and provides the project team's response to what we heard. It has been prepared for stakeholders that include surrounding community members and City Administration.

Truman and the project team would like to thank all participants for sharing their ideas and feedback through our various engagement methods.

For additional information about the proposed development and application please visit www.engagememorial.com

OUR COMMITMENT

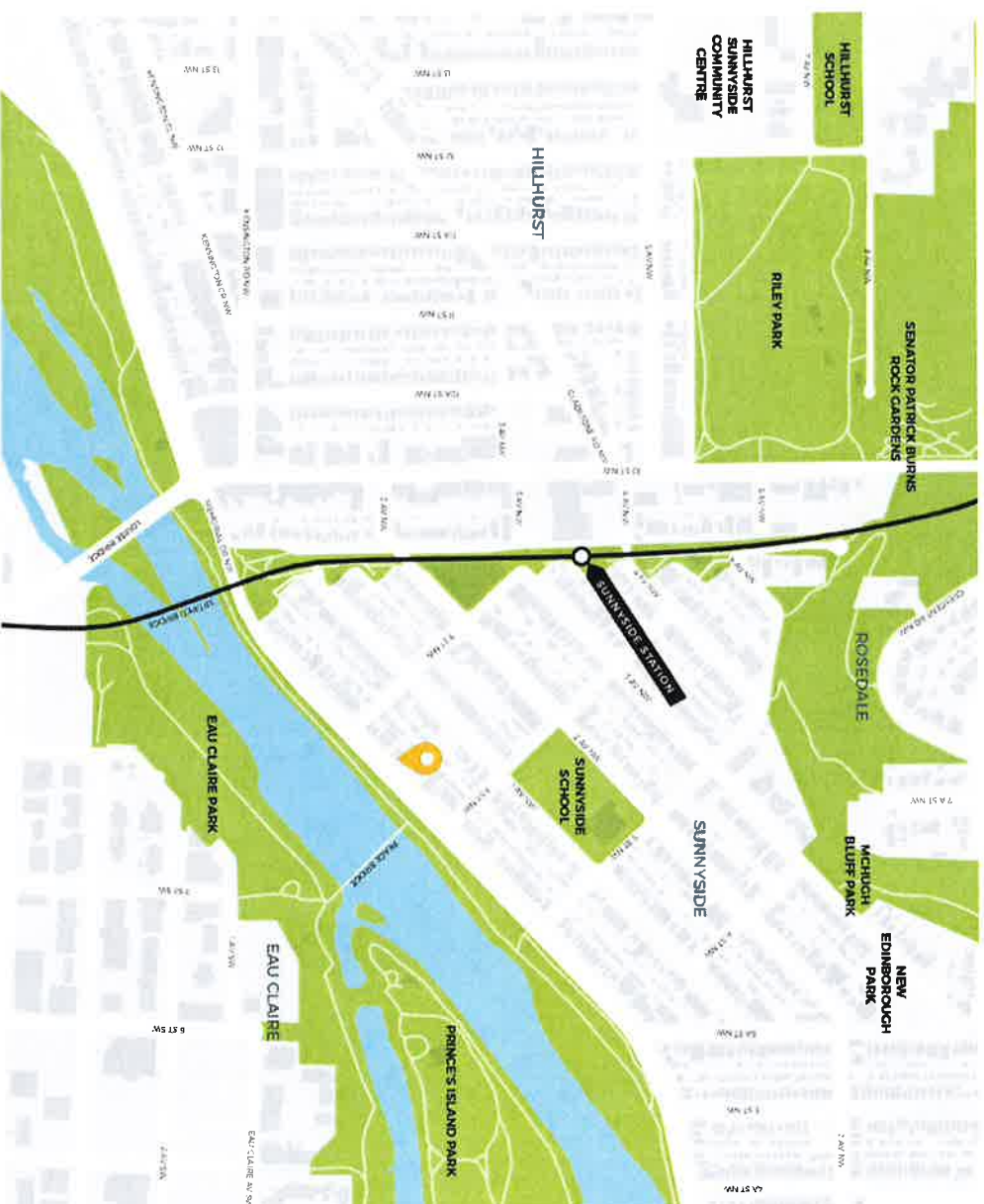
- **We will provide you with information about the project.**
- **We will ask for your thoughts on the project.**
- **We will share what we have heard and our team's response to it.**

While we welcome and listen to feedback, the project team cannot integrate everything suggested by our neighbours and the community at large. Elements of the project where feedback has been incorporated are identified in this report. Where the ideas shared with us could not be integrated, we explain why changes did not occur.

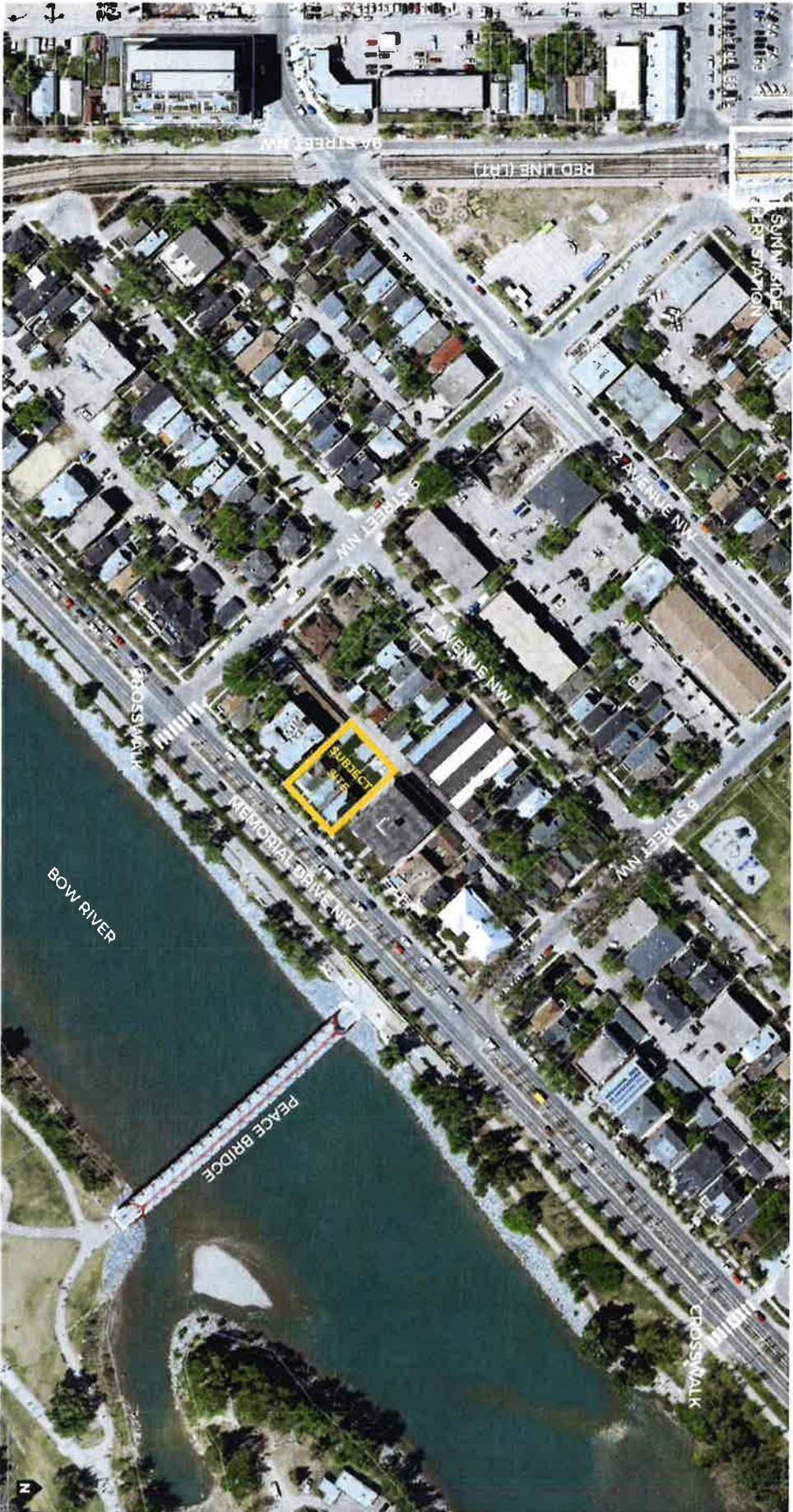
■ ABOUT MEMORIAL DRIVE

The Memorial Drive project represents a redevelopment vision for an assembly of lands at 922, 926, and 928 Memorial Drive NW, within the community of Hillhurst Sunnyside. The proposed development is a mid-rise residential building ideally located to allow future residents to access high quality transit and pathway infrastructure. The property includes three parcels, currently occupied by three multi-unit low density rental properties.

The vision for this site is to develop a residential building that will integrate into the neighbourhood and set a design precedent for the area through the application of high quality site planning, architecture and materials.



SITE LOCATION



MEMORIAL DRIVE

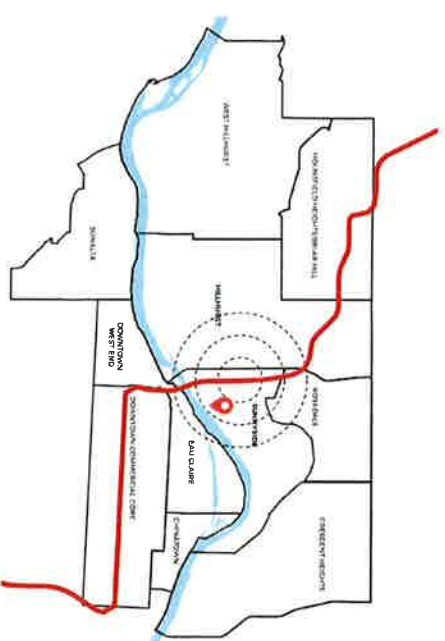
POLICY CONTEXT



AREA REDEVELOPMENT PLAN

HILLHURST SUNNYSIDE AREA REDEVELOPMENT PLAN

The Hillhurst Sunnyside Area Redevelopment Plan locates the site within the "Residential Land Use" area. Adopted by Council in 1988, this policy encourages the retention of existing dwellings in good repair while providing for family-oriented infill development that is compatible with the character and scale of existing dwellings. This area supports a range of housing forms and encourages the consolidation of lots along Memorial Drive NW to reflect the scale of historical structures.



TRANSIT ORIENTED DEVELOPMENT

RED LINE LPT

The site is located 300 metres from the Sunnyside LRT Station (Red Line). The City of Calgary Transit Oriented Development Policy Guidelines (2005) provide guidance for the development of areas within 600 metres (5-10 minute walk zone) of existing LRT or BRT Transit Stations. Land uses within this overlay should support ridership and provide mixed-use activity nodes and higher density development is encouraged within the context of the community.

PARKWAY EDGE DEVELOPMENT



PARKWAY (MEMORIAL DRIVE)

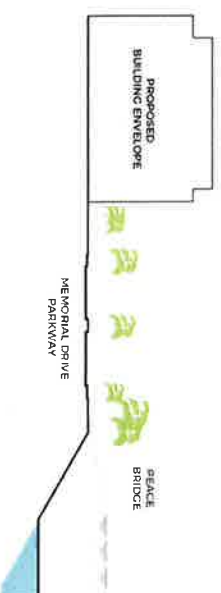
Integrated with natural areas (Bow River), these City classified Major and Livable Streets focus on pedestrian and cyclist movements (recreational and commuting) and are to accommodate all modes of transportation (typically 4-lane and carrying between 20-50k vehicles per day).

Compact and efficient growth where our City is best connected serves the goals of The City's Municipal Development Plan

ACTIVE TRANSPORTATION ASSETS

The Bow River and adjacent Regional Multi-Use Pathway provides for a highly walkable context and bike-friendly connectivity. The Peace Bridge (opened in 2012) has significantly enhanced the connectivity between Hillhurst Sunnyside and the Downtown.

New residents can capitalize on the surrounding active transportation infrastructure and connectivity.



WALK SCORE

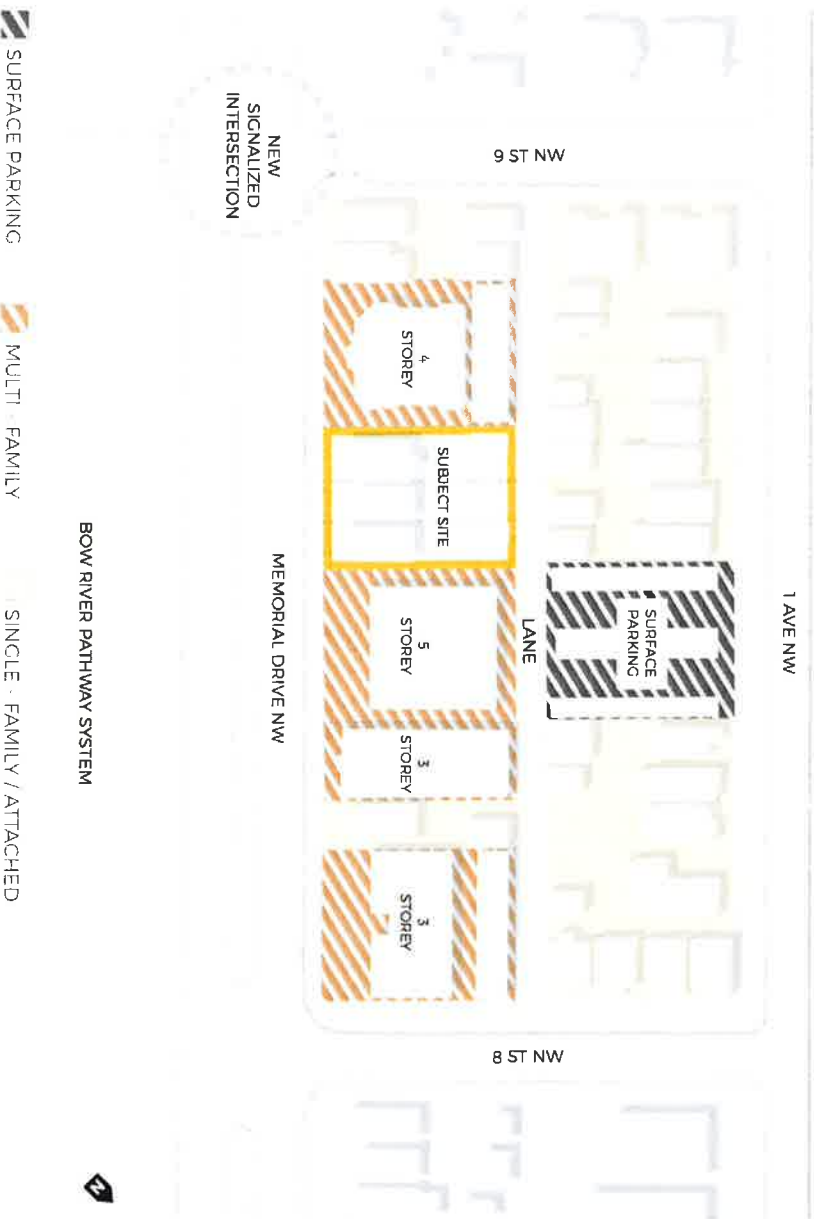


BIKE SCORE



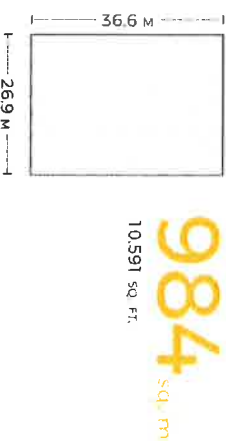
BLOCK DEVELOPMENT CONTEXT

SURROUNDING DEVELOPMENT CONTEXT

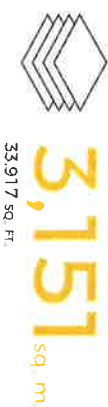


BY THE NUMBERS

TOTAL SITE AREA



CROSS FLOOR AREA



AUTO PARKING STALLS



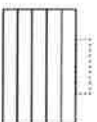
MAX. FLOOR AREA RATIO



BICYCLE PARKING STALLS



BUILDING HEIGHT



22 m
MAXIMUM

5

stories
+ ROOFTOP
AMENITY SPACE

DWELLING UNITS



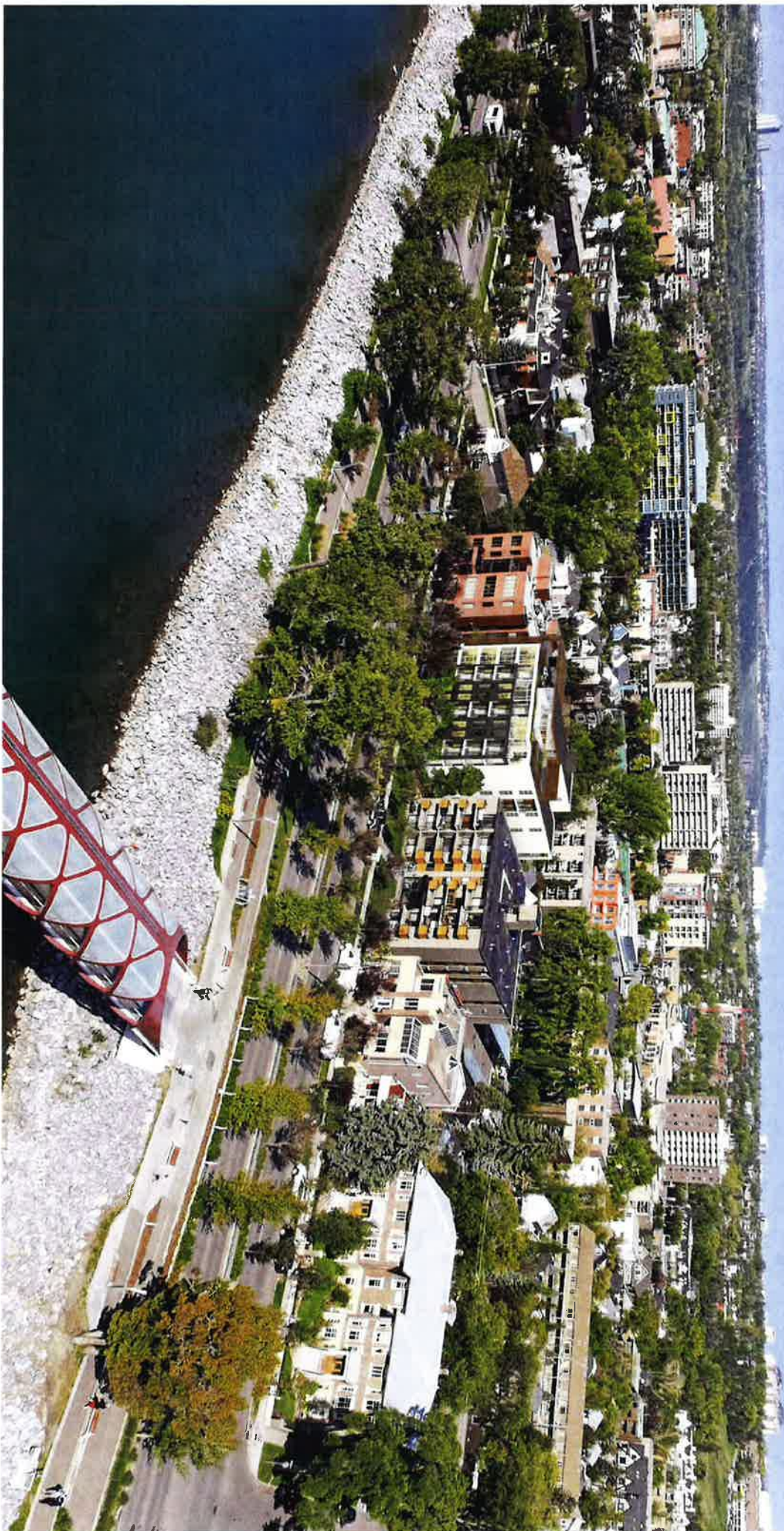
39

AMENITY SPACE



270 sq. m
2,906 sq. ft.

DESIGN CONCEPT IN CONTEXT



DESIGN CONCEPT



DESIGN CONCEPT



STREET-ORIENTED INTERFACE



SHARED AMENITY SPACE

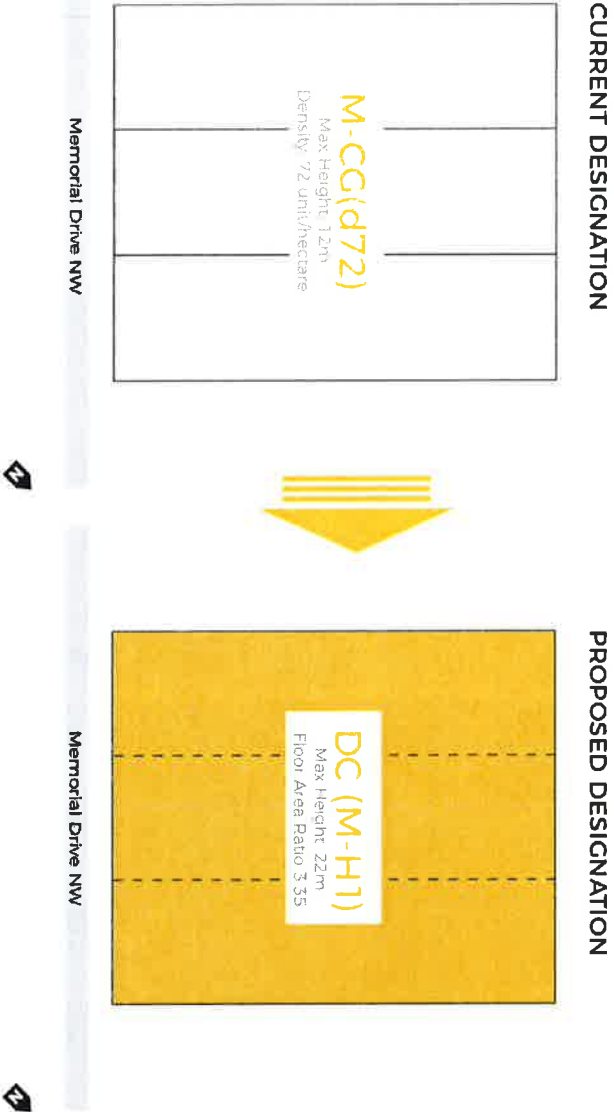


MEMORIAL DRIVE

LAND USE CHANGE + APPLICATION PROCESS

LAND USE CHANGE

This site includes three parcels with an existing Multi-Residential Land Use Designation (zoning). To accommodate the vision for a consolidated site, a Direct Control (DC) District (see term description below) is proposed. The general District intent would be to allow for Multi-Residential development of medium height and density, within a context of proximity to lower density development, as well as transportation/transit corridors, and community nodes.



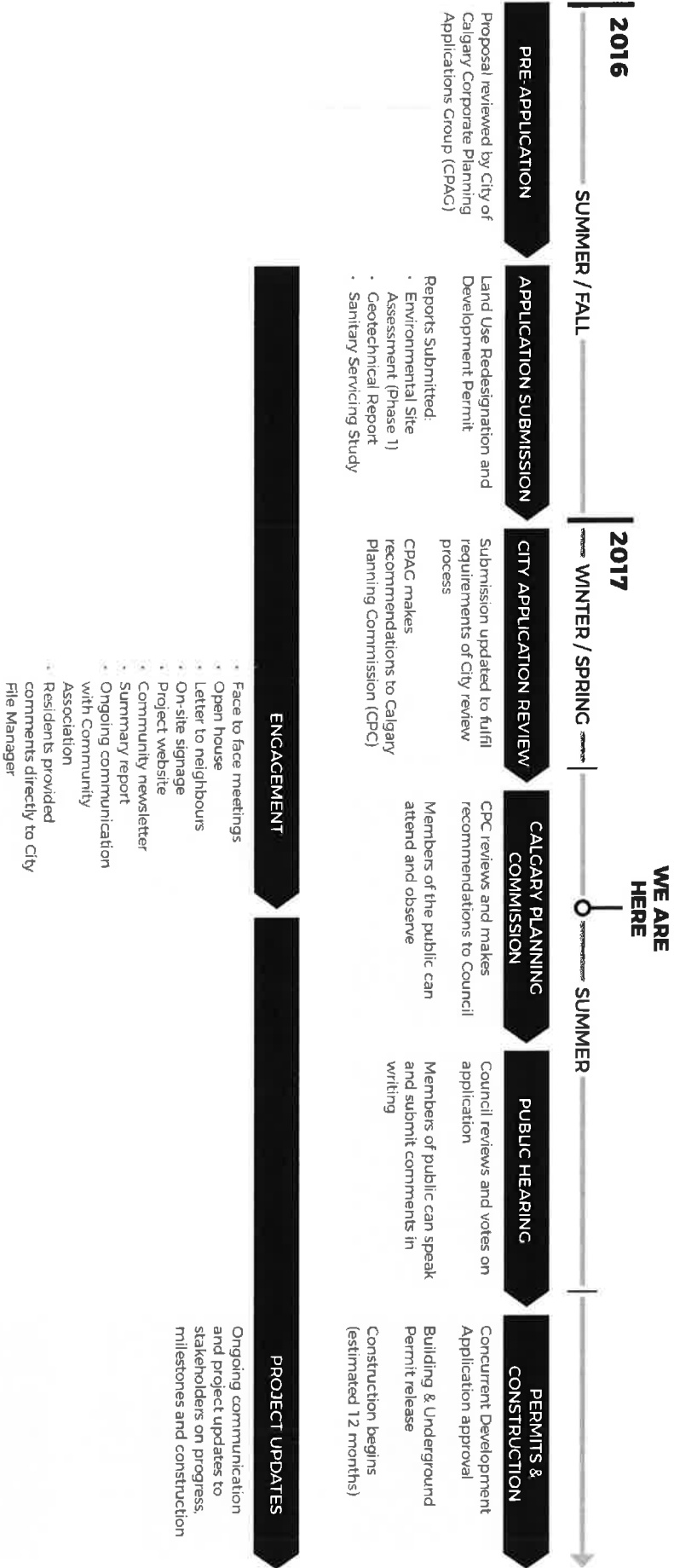
CONCURRENT APPLICATION PROCESS

A concurrent Land Use Redesignation and Development Permit application has been submitted for the assembled parcels. The concurrent process ensures a high-quality and well-thought-out design outcome that aligns with the proposed land use change.

KEY TERMS

Direct Control (DC)	The City of Calgary has a Land Use Bylaw (1P2007) - it outlines the rules and regulations for development of land in Calgary for a series of standard Districts (zones). Direct Control Districts establish a custom and specific set of uses and rules for an individual site.
Multi-Residential Contextual Grade Oriented (M-CC)	A District found within The City of Calgary Land Use Bylaw (1P2007) and is generally described as intended to provide a variety of forms of multi-residential development of low height and low density while interfacing with areas of low density in the immediate context.
Multi-Residential High Density Low Rise (M-H1)	A District found within The City of Calgary Land Use Bylaw (1P2007) and is generally described as intended to provide a variety of forms of multi-residential development with high density, typically located near community nodes and transit / transportation corridors.
Floor Area Ratio (FAR)	The total gross floor area of a building on a parcel divided by the gross site area of the parcel. FAR is one of the measures to direct the size and massing of a building in relation to the area of the parcel of land it occupies.

CONCURRENT DEVELOPMENT APPLICATION PROCESS TIMELINE



ENGAGEMENT PROCESS + STRATEGIES



ON SITE SIGNAGE

A large sign placed on the site during the application process notified the community of the project, presented information about the site location, land use change and application details and include visualizations of the proposed building. It also directed community members towards the Engage Memorial website and provided contact information for interested residents to email or call with questions and comments.



MAIL DROP

A mail drop to residents and businesses within the subject site's adjacent blocks notified and informed those neighbours most closely affected by the proposed change. The mailer was delivered shortly after the application submission and included the Engage Memorial website URL, the project team contact information and invitation to the Open House.



PROJECT INFO WEBSITE

The Engage Memorial website provided a project overview and convenient 24 hour access to the application brief, in addition to project updates and a Google map with site location. The website allowed visitors to send comments and contact the project team directly.

www.engagememorial.com



OPEN HOUSE

On January 18 the project team held an Open House from 5:00-7:00pm at the North Social Hall of the Hillhurst Sunnyside Community Association.

The information session allowed attendees to review project details, share feedback and have their questions answered by the project team.



E-COMMUNICATIONS

Hillhurst Sunnyside Community Association sends out an electronic newsletter twice a month to its members and subscribers. HSCA's online forum, Mightybell, was utilized to share information on the project.



FACE TO FACE MEETINGS

Opportunities for face to face meetings throughout the application process were intended to foster open discussions with stakeholders and the project team regarding the proposed land use redesignation and development permit materials.



ENGAGEMENT SUMMARY

This What We Heard Report acts as an overview of engagement methods and a summary of stakeholder input and feedback from the community association, city administration and the public.



WHAT WE HEARD + TEAM RESPONSE

In reviewing feedback collected throughout the community engagement process, the project team identified both key themes and sub themes. The themes outlined in the following pages are broken into:

- **What We Heard**
- **Project Team Response**

Each project team response addresses the questions, comments and input received throughout the process. Changes and non-changes to the proposal resulting from issues or concerns are also identified. Each key theme section includes several examples of verbatim comments from the process.

An inventory of all written verbatim feedback collected during the engagement process is included in Appendix B.

KEY THEMES

1. BUILDING HEIGHT, MASSING + SITE DESIGN

2. DEVELOPMENT CONSIDERATIONS + LOGISTICS

1. BUILDING HEIGHT, MASSING + SITE DESIGN

EXAMPLES OF COMMENTS RECEIVED

"Nice design but too much height. Suggest height equivalent to adjacent properties. Other projects will ask for your height and Sunnyside will be walled off from the river."

"The building plan is 1 story too tall and the building is too wide for the site - too much bulk and shadow - some reduction and following ARP guidelines would be welcomed."

"Proposal is trying to jump/skip 2 zoning levels (residential to greater than TOD): should attempt to fit in/ maybe propose to meet TOD guidelines (16m, FAR 2.5)!"

"I also have a concern about a decrease in privacy due to the proposed placement of windows and balconies on the proposed building."

"I very much appreciate having the brief posted online for easy access. While I hope that the building would be 1 less storey in height, the rest of the design seems like a nice building. A larger front setback would also be ideal, to be in line with the other buildings."

WHAT WE HEARD

Concern over building height, massing, and site design were the most frequent and emphasized pieces of participant feedback. The majority of participants expressed that the residential mid-rise five storey building was too tall - typically by one storey. Various additional concerns regarding the building's impact include unit type and density, changes to the Area Redevelopment Plan, shadows, and privacy.

PROJECT TEAM RESPONSE

We believe that the proposed five storey form along Memorial Drive Parkway and the Bow River Parkway Network is appropriate, supported by City of Calgary policy and justified with a strong planning and design rationale. The goals of the Municipal Development Plan support compact and efficient growth within areas of Calgary that are well served by existing services, infrastructure and community resources like parks and open space. The proximity of the site to Downtown access to multiple multi-mode transportation networks, and connections to ample open space combine to create a prime opportunity for intensification.

Concept Evolution: As a result of the engagement process, the project team re-designed the at grade environment of the building, incorporating individual entrances to units and a more permeable landscaping plan along Memorial Drive in order to create a more street-oriented feel. In response to privacy concerns, the applicant generated a side yard relationship diagram indicating privacy and sightline conflicts. We have also shared a series of sun-shadow diagrams in response to some participants requesting a single storey reduction in building height. The project team could find no net measurable urban design benefit in reducing the height of the proposed building by one storey as suggested by some community members. Reducing the building to this height results in negligible change to the building's impact on the neighbourhood (see Comparative Sun Shadow Studies on page 25).

Property Values: A few members of the community commented that they felt the proposal would lower their property value. In the experience of Truman, similar projects saw an increase in the surrounding neighbourhood's property value. By removing the existing houses on the site (that are generally described as being in disrepair) and constructing a building with high architectural merit and improved front landscaping, the project team anticipates a similar outcome for surrounding property values.

HEIGHT

WHAT WE HEARD

Feedback about building height was the most common response heard throughout the engagement process. Many residents suggested that the building be reduced by one storey.

EXAMPLES OF COMMENTS RECEIVED

While I hope that the building would be 7 less storey in height the rest of the design seems like a nice building

Nice design, too high by i storey

Proposed building too high by one story.

The building plan is 1 story too tall and the building is too wide for the site.

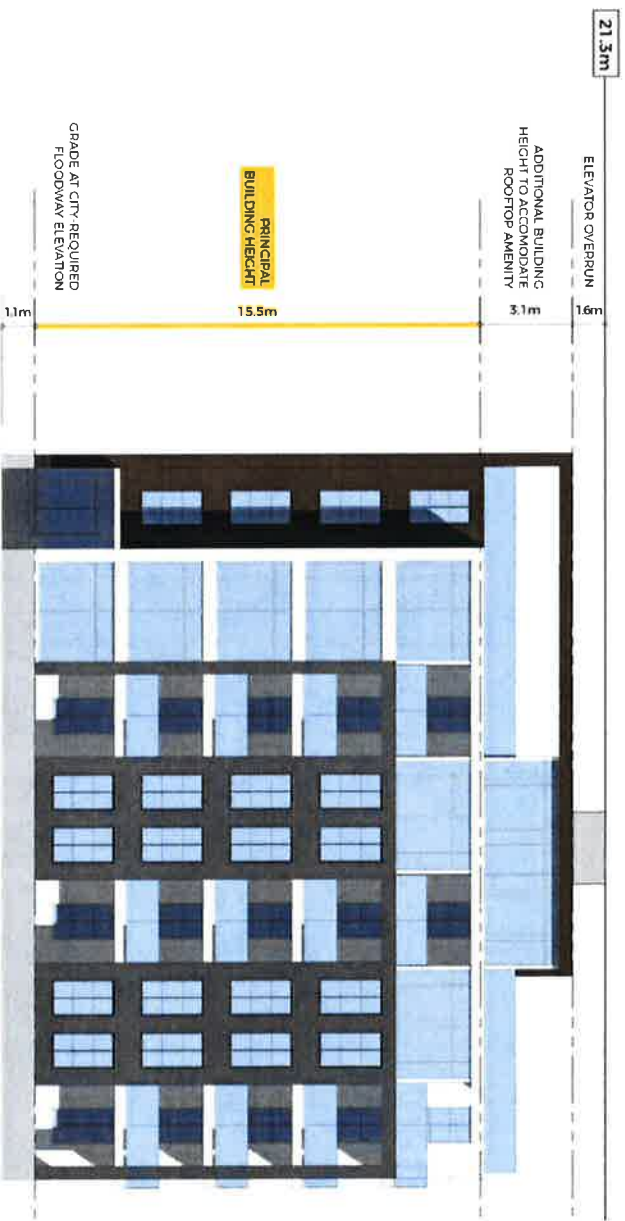
building design and materials are nice, should only be 4 stories to match other height (16m-ish)

PROJECT TEAM RESPONSE

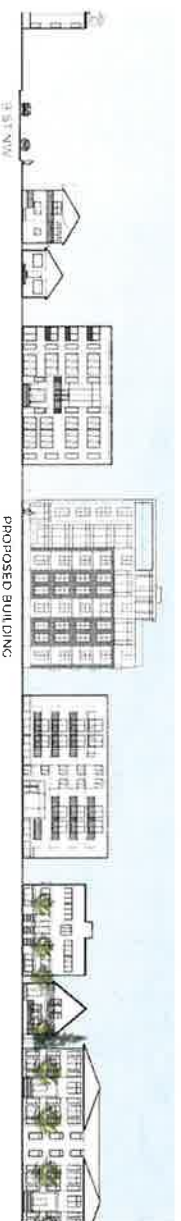
The proposed building is five storeys tall with a rooftop patio amenity space. The City of Calgary has required that the proposed building be built 1 m above what is currently ground level as a flood mitigation measure.

The principle height of the proposed building is 15.5m, neighbouring buildings on Memorial Drive are 13m and 12.5m in height. The proposal includes a rooftop patio with a small amenity space offset from the edge of the building and enclosed in transparent materials as well as patio screening features and a pergola structure. These rooftop patio structures are up to 3.1m in height.

BUILDING HEIGHT DIAGRAM



BUILDING HEIGHT CONTEXT DIAGRAM



! DENSITY

WHAT WE HEARD

Local residents expressed concern about the number of units and the subsequent impact of more people living in the block.

EXAMPLES OF COMMENTS RECEIVED

"We have 8 units in the same space they propose 39, it will be very congested in our alley as our garages open to the alley it is our only access. Parking on memorial is at a premium now and this large number of people can only make matters more congested."

"It doesn't get any more central than that! Right amount of height and density for the location."

PROJECT TEAM RESPONSE

Turman is proposing 39 one and two bedroom units. The ARP currently allows only 7 units. Building at a greater density within such a well-connected neighbourhood provides more market-competitive housing options in a location that allows residents access to important infrastructure such as the LRT, Peace Bridge, and Bow River pathway network.

Transportation: Due to the low anticipated impact, the City of Calgary did not require a Transportation Impact Assessment. Studies of similar developments in Calgary have shown that typically one third of vehicles will come and go from a multi-family building during the peak hours, at most only about thirteen vehicles in an hour.

Parking: The underground parking lot has 40 stalls. At approximately one stall per unit, this application is not requesting a relaxation. Residents and their visitors will not be eligible to obtain an on-street parking permit from the Calgary Parking Authority and will therefore not impact parking availability in surrounding permit-only areas.

! AREA REDEVELOPMENT PLAN

! SHADOWS

WHAT WE HEARD

Some community members questioned the proposal's alignment with the Area Redevelopment Plan.

EXAMPLES OF COMMENTS RECEIVED

"... concern about discrepancy between application and arp"
"very concerned about the precedent of violating the ARP. Otherwise-pretty good building."

"The HSPC strongly opposes 'Spot Zoning' changes within the areas covered by the Area Redevelopment Plan bylaws."

PROJECT TEAM RESPONSE

We respect that the site is located within the Hillhurst Sunnyside Area Redevelopment Plan, a statutory document intended to guide local planning decisions in conjunction with other higher level statutory plans. This application will be submitted with a minor ARP amendment along with the concurrent application (both Land Use Redesignation and Development Permit). Local Area Plans are living documents and amendments (at the discretion of Council) are common; the Hillhurst Sunnyside ARP has been amended many times since adoption.

Proposed ARP Amendment:

The subject site is considered appropriate for medium density development with a maximum height of 22 metres (no dwelling units located above 17 metres) and a maximum density of 3.35 FAR. To achieve the maximum density as set out in the land use district, the developer may provide one or more bonus items described in, and in accordance with, Part II, Section 3.1.5 of the Hillhurst Sunnyside ARP.

** Floor Area Ratio (FAR): The quotient of the total gross floor area of the building divided by the area of the parcel.*

WHAT WE HEARD

Participants were concerned that a building five storeys in height would cast a significant shadow on the surrounding homes.

EXAMPLES OF COMMENTS RECEIVED

"This proposed development is above what we understood was the maximum height in this neighbourhood and will cause shadowing over the entire east side of our building."

"If the overall planned height of the property was decreased to similar heights already on the block, this would allow for less of a shadow onto properties that have been in Sunnyside for years."

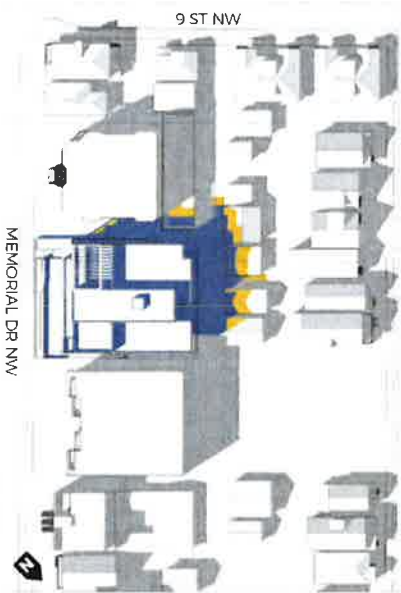
PROJECT TEAM RESPONSE

During the engagement process, there were several clarifying questions from participants surrounding the shadow impact related to the mid-rise building. In order to respond to these questions, the project team created additional sun-shadow diagrams to illustrate building impact.

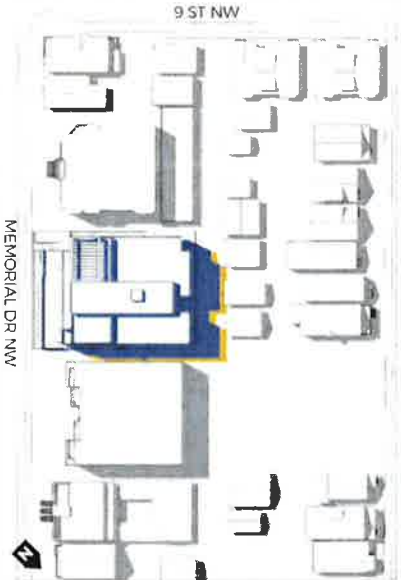
These diagrams were created using industry standard modelling to help communicate how the sun moves across the site. They accurately model the shadows that will be cast by the proposed development upon its existing surrounding context. The City of Calgary requires developers to provide these diagrams for buildings over a certain height for the hours and days of the year represented in the study.

The following Comparative Sun-Shadow Studies illustrate the shadow impact of the proposed five storey building (shown in yellow), as compared to the shadow impact of the building if it were one storey lower (shown in blue), as suggested by some community members.

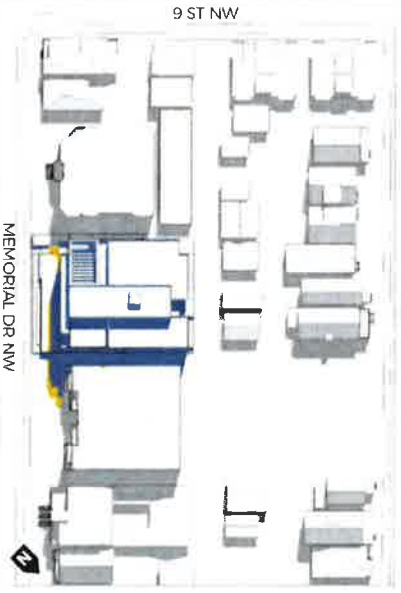
4 VS 5 STOREYS - COMPARATIVE SUN SHADOW STUDY: Summer (June 21st)






10:00 AM



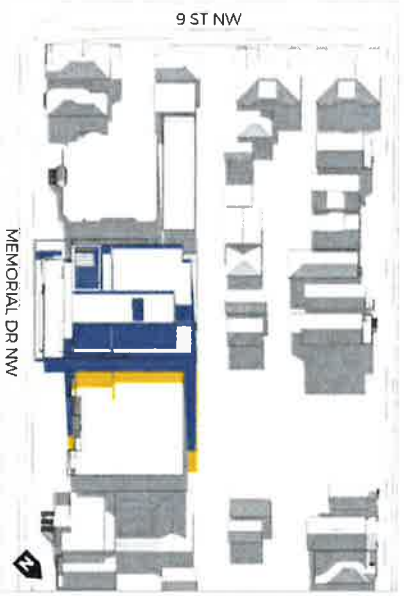
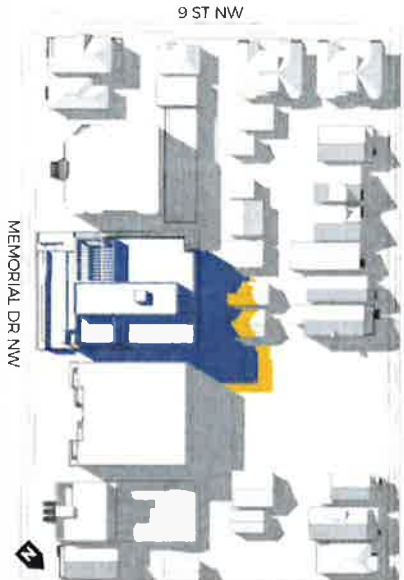
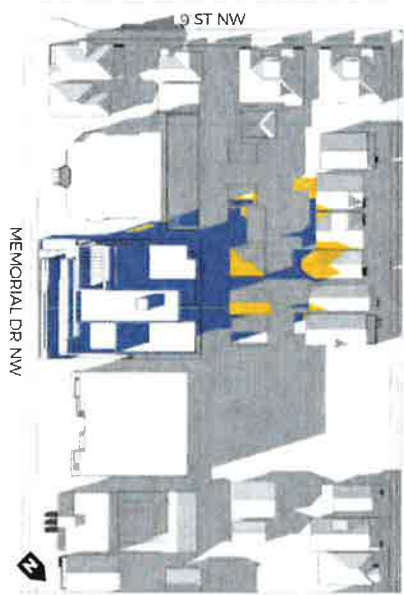
1:00 PM



4:00 PM

-  SHADOWS - Existing Context
-  SHADOWS - Four Storey Building
-  SHADOWS - Proposed Five Storey Building

4 VS 5 STOREYS - COMPARATIVE SUN SHADOW STUDY: Spring / Fall (March 21st / September 21st)

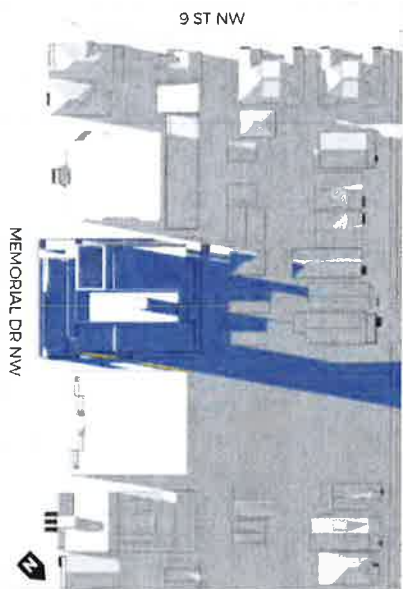


SHADOWS - Existing Context

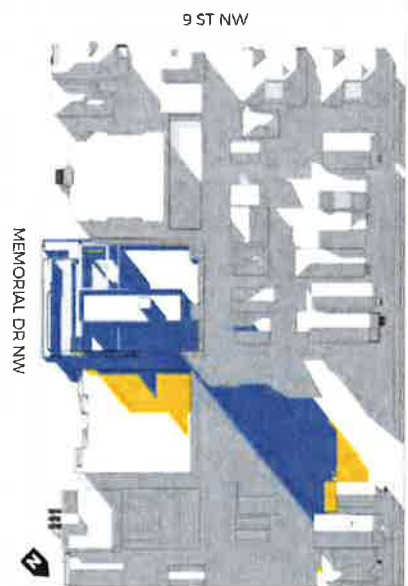
SHADOWS - Four Storey Building

SHADOWS - Proposed Five Storey Building

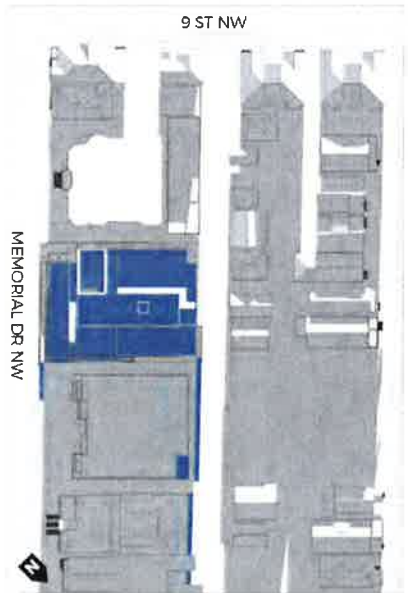
4 VS 5 STOREYS - COMPARATIVE SUN SHADOW STUDY: Winter (December 21st)



10:00 AM



1:00 PM



4:00 PM

-  SHADOWS - Existing Context
-  SHADOWS - Four Storey Building
-  SHADOWS - Proposed Five Storey Building

PRIVACY

WHAT WE HEARD

Participants were concerned that adjacent neighbours would lose their privacy due to sight lines from the proposed buildings side windows and balconies

EXAMPLES OF COMMENTS RECEIVED

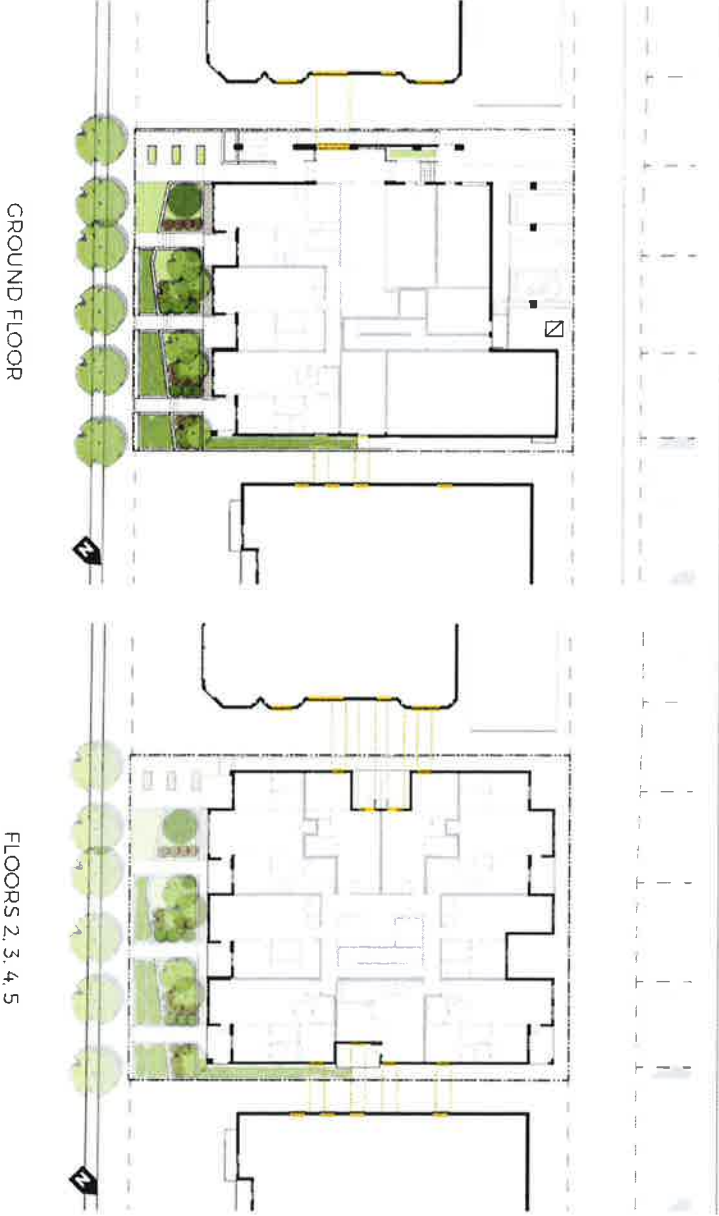
- "I have a concern about the potential loss of privacy."*
- "I am concerned about privacy as I don't want to keep blinds closed or curtains drawn during the day."*
- "We believe the elevation difference between our buildings may lessen any potential impact of the windows relative to ours"*

PROJECT TEAM RESPONSE

The proposed building is designed to minimize sight lines into adjacent buildings by limiting the number of windows and balconies along these side interfaces. The Sideyard Relationship + Sightlines diagram (see right) shows the approximate site lines from the windows of the proposed building

The outdoor common amenity area rooftop patio is oriented towards the front side of the building, overlooking Memorial Drive rather than the adjacent properties. Sight lines from the sides of the roof top patio into neighbouring buildings and yards is limited by the location of the amenity space (above the surrounding buildings), and through the use of vegetation and architectural screening features.

SIDEYARD RELATIONSHIP + SIGHTLINES



! SITE + BUILDING DESIGN

WHAT WE HEARD

Community members had a variety of questions and comments related to site and building design, including those related to architectural design, building setbacks, and site access.

EXAMPLES OF COMMENTS RECEIVED

"The 5 units with patios on Memorial Dr should have street access to the patios for a more street oriented feel."

"Larger front setback to be in line with other buildings."

"The exterior design, although we prefer something more historic that fits with the age of the neighborhood, your design is attractive."

PROJECT TEAM RESPONSE

Truman aims to construct a building of high architectural quality with long lasting building materials, one that will fit into the eclectic and evolving neighbourhood of Sunnyside.

Site Layout: The site has a frontyard setback that is contextually sensitive to neighbouring buildings, and a sideyard setback of 1.2m. Pedestrian access is off Memorial Drive, with underground and at-grade parking access, loading and waste/recycling from the lane.

What Has Changed: As a result of conversations with the community and other stakeholders, the proposal has shifted to a more street-oriented residential building design with individual entrances to at-grade units, more permeable landscaping, and an integrated front entrance ramp (see right).

INITIAL BUILDING DESIGN



REVISED BUILDING DESIGN



2. DEVELOPMENT CONSIDERATIONS + LOGISTICS

EXAMPLES OF COMMENTS RECEIVED

"you are coming into a neighbourhood that has had far more negative than positive dealings with developers and builders so the automatic tendency is resistance against any new development"

WHAT WE HEARD

A few community members brought up key concerns related to the logistics of implementing the proposed project. Some were worried that the neighbouring buildings may become damaged in some way while others brought up wide reaching concerns such as flood hazards and infrastructure capacity.

PROJECT TEAM RESPONSE

The City of Calgary requires that applications for Land Use Change and Development undergo a rigorous study and review process with various municipal departments. To meet these requirements the project team includes strategic partners with a range of expertise, including architecture, landscape architecture, land use planning, property management, civil and transportation engineering. This application includes a Sanitary Servicing Study, Geotechnical Study, and an Environmental Site Assessment, as well as additional supporting technical information at the request of the City of Calgary.

The project team understands that constructing a building on this site will have an impact on neighbours. We have made a considerable effort to reduce these impacts through construction strategies and building design. Truman is committed to continue to pro actively address community concerns throughout the development process.

FLOODING

WHAT WE HEARD

Community members expressed concern over the proposed building's ability to withstand a major flood given Sunnyside's flood history.

EXAMPLES OF COMMENTS RECEIVED

"What plans for drainage in underground parkade (consider major flood!)"

"the developer's statement that the building must be raised from the floor plan by 1.1m"

PROJECT TEAM RESPONSE

The project team is aware that the proposed building is located in an area susceptible to flooding. After the 2013 flood, the City of Calgary updated the flood plain maps and the regulations for buildings within specific flood prone areas. As a result of these new regulations the main floor of the proposed building is required by the City of Calgary to be 0.5m above the 100 year flood plain, which places the main floor 1.1m above existing grade.

In addition, the underground parking structure is flood resilient by design. The parking ramp features an automated retractable flood barrier designed to keep flood waters out and the structure of the parking garage is designed to withstand the hydrostatic pressure of flood waters above and below grade. However, if the underground parking levels do flood, damage will be limited, as the key mechanical and electrical systems of the building are located on floors above the 100 year flood plain.

SITE STABILITY

WHAT WE HEARD

Adjacent neighbours were concerned about the existing geotechnical context, and whether construction could negatively impact the structural integrity of their buildings.

EXAMPLES OF COMMENTS RECEIVED

"As Sunnyside is on a floodplain/ river bed area, a major concern is regarding possible slumping of neighboring properties"

"I would request that the developer/builder have proper, full geotechnical survey completed and made available for review, to all neighboring property owners for review."

PROJECT TEAM RESPONSE

As part of the Development Permit application the site has undergone a geotechnical study by McIntosh Laland Engineering LTD. There are clear standards, guidelines, and warrants that geotechnical studies are required to consider. After submission of the report, the City's engineers verify the results of the study and provide requests for further information/analysis if required. The study found the site to be stable and capable of supporting the buildings depth and weight with the recommended foundation structure.

With a clear understanding of stability from this study, the construction management team will be using drilled piles to dig the foundation. This method minimizes ground vibrations and noise.

SITE DRAINAGE

WHAT WE HEARD

Certain participants were concerned that snow melt and stormwater runoff would compromise their property.

EXAMPLES OF COMMENTS RECEIVED

"My unit is below grade by about 2 feet how will water runoff be managed with no lawn area to collect rain and snow melt?"

PROJECT TEAM RESPONSE

Rain and snow run off (also known as storm water) from the proposed building will be collected on site and gradually released into the public storm water system per City of Calgary engineering standards. The proposed building's storm water management system will be thoroughly reviewed before approval by the Development Authority, and will not compromise or adversely affect surrounding properties.

I INFRASTRUCTURE

WHAT WE HEARD

We heard concerns around existing infrastructure capacity and the impact of new residents on the deep utilities.

EXAMPLES OF COMMENTS RECEIVED

"strong concern that infrastructure (e.g. storm sewers, utilities) is not keeping pace with increased density in Sunnyside."

PROJECT TEAM RESPONSE

As part of the Development Permit application, the site has undergone a Sanitary Servicing study prepared by Jubilee Engineering Consultants LTD. This study reviews the existing pipe capacity and the impact of the development on this system. There are clear standards, guidelines, and warrants that Sanitary Servicing studies are required to consider. After submission of the report, The City's engineers verify the results of the study and provide requests for further information/analysis if required. The study found that the existing pipe system has the capacity to support the proposed development and will not be negatively impacted by the proposed increase in density.

I SAFETY + NOISE

WHAT WE HEARD

Neighbours had concerns about the proposed building's proximity to adjacent buildings, and the resulting potential impacts such as fire hazards and sound from vents.

EXAMPLES OF COMMENTS RECEIVED

"Although the proposed building will be built to the current codes for building and fire safety, I believe the that existing structures such as the one to the east that I own a condo in, were not built to these same standards."

"...what does that mean for impact? Exhaust / venting front."

PROJECT TEAM RESPONSE

Fire Safety: The proposed building is wood frame and follows various construction fire mitigation measures and fire suppression standards of the Alberta Building Code. The building permit and Development Site Servicing Plan (DSSP) are reviewed by the Fire Department prior to approval. Fire suppression measures, side yard setback and the existing condition of adjacent buildings are all factors considered under this review.

Venting: The two levels of underground parking are vented on the southwest corner of the site away from the property line to mitigate noise and exhaust air effects.

I CONSTRUCTION

WHAT WE HEARD

Community members asked questions during the Open House and via email about construction management and time lines.

EXAMPLES OF COMMENTS RECEIVED

"I was wondering if you could please tell me when the construction is set to start for the Engage memorial property"

PROJECT TEAM RESPONSE

Generally, should both the Land Use Redesignation and Development Permit be approved in late summer of 2017, we anticipate construction to begin in the fall shortly after Truman is targeting a 12-month construction time line.

Construction Management: Truman has a proven track record of following construction management best practices. Truman is committed to following the collection of site management-related requirements from various existing City Bylaws and provincial legislation, as well as new City guidelines for enhanced communications with, and responsiveness to, community residents. Truman aims to pro-actively address resident and community site management concerns before they materialize.

APPENDIX A

ENGAGEMENT MATERIALS

LETTER TO NEIGHBOURS

DELIVERED DECEMBER 30, 2016

A mail drop to over 800 addresses within the subject site's adjacent blocks was intended to notify and inform those most closely affected by the proposed change. The mailer was delivered shortly after the application submission and included an invitation to the Open House, the Engage Memorial website URL, and project team contact information.



Hi Neighbour,

Truman Development Corporation is proposing a multi-family residential building at 922, 926, 928 Memorial Drive NW, near the Peace Bridge.

Please visit our website at www.engagememorial.com to find detailed project information and updates, and to provide feedback and comments.

You are invited to a public Open House:

Time: 5:00-7:00 pm
Date: Wednesday, January 18th
Location: Hillhurst Sunnyside Community Association, 1320 5 Ave NW Calgary

We look forward to seeing you there!

Contact:

Project Team Lead
 David White
 CivicWorks Planning + Design
 Phone: 587.747.0517
 Email: info@engagewest17.com

For information and assistance with the City of Calgary's process:

City File Manager
 Brad C. Bevil, Planner 2
 City of Calgary, North Area Planning
 Phone: 403.268.1735
 Email: brad.bevil@calgary.ca



View of proposed building from Memorial Drive NW.



Proposed building seen from the air with neighbourhood context.



TRUMAN

Live better.

ON-SITE SIGNAGE

INSTALLED ON JANUARY 3, 2017

A large sign was placed on the site during the application process to notify the community of the project, information about the site location, land use change and application details, and included visualizations of the proposed building. It also directed community members towards the Engage Memorial website and provided contact information for interested residents to email or call with questions and comments.



TRUMAN

DEVELOPMENT APPLICATION

SITE LOCATION

SITE PLAN CONCEPT

WHAT IS BEING PROPOSED?

Truman Development Corporation's proposed application is for a new development, a 10-story, 100,000 sq ft building. The building will be a mix of residential and commercial space. The building will be a mix of residential and commercial space. The building will be a mix of residential and commercial space.

BUILDING RENDERING

BY THE NUMBERS

98,450	3,151	41
20	3.35	4.5
5	39	113

BLOCK SECTION

BLOCK ELEVATION

PARKWAY EDGE DEVELOPMENT

CONTACT US:

www.engagememorial.com

PROJECT TEAM/LEAD

Chris Smith, Project Lead

Chris Smith, Project Lead

Chris Smith, Project Lead

CITY FILE MANAGER

Chris Smith, Project Lead

Chris Smith, Project Lead

Chris Smith, Project Lead

PROJECT WEBSITE

LAUNCHED JANUARY 3, 2017

The Engage Memorial website at www.engagememorial.com provided a project overview and convenient 24-hour access to the application brief. In addition to project updates and a Google map with site location. The website allowed visitors to send comments and contact the project team directly.

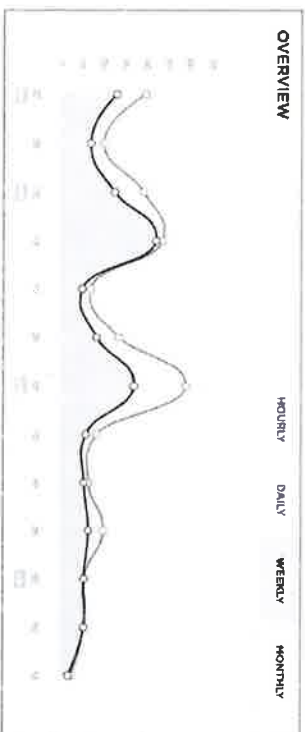
FEEDBACK

Engage Memorial is a 501(c)(3) non-profit organization that is dedicated to providing a safe, secure, and healthy environment for the people of the city of Engage. We are currently in the process of developing a new website and are seeking feedback from the community. We would like to hear from you about your thoughts on the current website and what you would like to see in the new website. Please email your feedback to info@engagememorial.com or call us at 403.268.1215.

Engage Memorial is a 501(c)(3) non-profit organization that is dedicated to providing a safe, secure, and healthy environment for the people of the city of Engage. We are currently in the process of developing a new website and are seeking feedback from the community. We would like to hear from you about your thoughts on the current website and what you would like to see in the new website. Please email your feedback to info@engagememorial.com or call us at 403.268.1215.

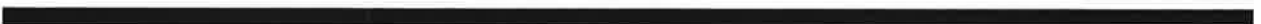
OVERVIEW

HOURLY DAILY WEEKLY MONTHLY



ABOUT





APPENDIX B

VERBATIM WRITTEN INPUT

EMAILS

My wife and I live in Sunnyside and got your letter. We live on [REDACTED] have rental properties on [REDACTED] and are building a house on Memorial Dr. My parents built and sold [REDACTED] and now live on [REDACTED]

We've been wondering when something was going to happen with those 3 little white houses

I think the project looks good. Is it correct that you have 39 units? Does that make them about 2500sqft each?

We're not likely to participate in your process with the HSCA, but I can see a few issues that others will raise: density, height, shadow, size, and the modernity of the exterior design. We think the design can fit into the neighborhood and like the top patio feature

We actually faced some of these concerns when we decided to build at [REDACTED] and my dad was the same at [REDACTED]

We look forward to receiving more information about the project as it progresses. We are in favor of the right development in the neighborhood

Is there some particular reason I should care about yet another condominium project in Sunnyside?

I gather that the amendment you are seeking is to build five stories?

It is kind of obvious that your proposed building is higher than the surrounding buildings

Is there some other amendment you are seeking?

I don't see a problem with five stories along Memorial Drive. The main issue I have with buildings in residential areas is thus:

1. Their overall shadow (sunlight and spacial effect), which is a function of vertical and horizontal footprint.

2. Building too close to sidewalks (which results in private and public space imposing themselves on each other and therefore negatively impacting both)

3. Sufficient parking

In this neighborhood, the Lido building is an example of a building that is too close to the sidewalk on 9A Street, and probably would not have cast as much shadow over the area if it was designed with #1 and #2, as above in front of mind

That said, I like the looks of your building and hope that any new buildings in our neighborhood will be carefully thought through so as not to destroy the character of the neighborhood, but will enhance it. Too much density is too much density, though I am not exactly sure where that line is, and to be honest, I do not trust builders or politicians to know where that line is either. So I hope you get sufficient input from concerned citizenry, and are able to respond appropriately.

David it was nice speaking to you last week

As I said, my wife and I (along with my sister, her husband and my parents, all in separate residences) have been residents or home owners in Sunnyside since the early 90s. We are invested in the community and its continued development and evolution.

We appreciate the pro-active approach you are taking with your community engagement. In addition to this approach, here is what we like about your project:

The exterior design, although we prefer something more 'historic' that fits with the age of the neighborhood, your design is attractive

The underground parking

The bike parking

The common space on the roof

Replacing some tired properties with something fresh and new

Here are some things that could be a challenge (although they seem mitigated and addressed by your design)

- The increased height
- The increased density
- Possible increased shadows

We hope that there is a successful partnership with the community in developing this project. We look forward to receiving more information as the project progresses.

I was wondering if you could please tell me when the construction is set to start for the Engage memorial property?

Thanks again for the opportunity to review the proposed development with us last evening. I know our community (including ourselves) can become very protective in preserving our neighbourhood. As we discussed, you are coming into a neighbourhood that has had far more negative than positive dealings with developers and builders so the automatic tendency is resistance against any new development. My husband and I still have mixed feelings as we appreciate that development on the site is inevitable and we like Truman's overall design and the way the landscaping helps ground the building, but we are still struggling with the height. We believe the elevation difference between our buildings may lessen any potential impact of the windows relative to ours. Once you have some drawings ready, I can forward them to the others on the Board.

I'm against new developments along this historical area exceeding the current height restrictions. Five stories is too high.

Keep it tasteful and no higher than three stories (I think that's the current limitation)

ONLINE SUBMISSION FORMS

I very much appreciate having the brief posted online for easy access. While I hope that the building would be 1 less storey in height, the rest of the design seems like a nice building. A larger front setback would also be ideal, to be in line with the other buildings.

As a neighbour located directly to the west of this development, I am disappointed that I only found out about this proposed development by accident. As the President of the condo association as well as an owner, that is directly affected by this proposed development, I had hoped that we would have been consulted earlier in the process.

The proposed development is a vast improvement over the existing dilapidated houses, but there is a high probability that it will cause negative affects to the property values on the east side of our building. This proposed development is above what we understood was the maximum height in this neighbourhood and will cause shadowing over the entire east side of our building. Has a study been completed on the shadowing effect?

I would love to have a representative come to our building and see firsthand how this development will impact our views, sunlight, and privacy. We want to be cooperative in the development process and there may be simple solutions that will address our concerns, but we would appreciate the opportunity to have some input early in the design process.

Hellal live at [REDACTED] in Unit [REDACTED] I am on the ground floor east side and as such will be significantly impacted by your proposed development. I was unable to attend the meeting Jan 18th as I was out of the country. I have lived here since 1998 and like my neighborhood a great deal. Since I have the only patio on the east side of the building and have improved it at my expense adding rubber tile patio squares, a Suncoast aluminum and lexan cover with screening and lighting. I use my patio quite a bit.

I recognize that development of this site is necessary and good as the housing stock is very old and in poor repair, nevertheless I am concerned about several factors that affect me specifically.

1. The height of the building will exclude much of the sun. I now enjoy in the early morning.

2. The main entrance is on my side so I expect with the large number of units[39] there will be a lot of coming and going creating noise and a lack of privacy when I use my patio. What can be done to mitigate the traffic and noise from so many units. How will my privacy and enjoyment of my patio be protected. My neighbors who attended the meeting advised me there will be a 4 ft wall constructed on my side. I would be anxious to see the design. I don't want to feel like I am enclosed in a bunker.

3. We have 8 units in the same space they propose 39, it will be very congested in our alley as our garages open to the alley. It is our only access. Parking on memorial is at a premium now and this large number of people can only make matters more congested.

4. We have a very large window area on our east side. I am concerned about privacy as I don't want to keep blinds closed or curtains drawn during the day.

5. Although it is a good looking design it is just too large for the 3 lots and will be taller than its neighbors.

6. My unit is below grade by about 2 feet how will water runoff be managed with no lawn area to collect rain and snow melt.

Again I reiterate that we are happy these home will be redeveloped but both my wife and I are retired so are home a lot and want to continue to enjoy our home and patios. Thanks for listening.

I would like to be kept up to speed on the progress of the development.

VOICEMAIL

Calling in regards to the engage memorial building timeline please call back.

I'm phoning about your development on memorial drive. The reason I'm phoning is I live right next door and we haven't been notified. We just accidentally found out through a neighbour that lives 3 blocks behind us that there was a new development. So I'd like some information as we're next door neighbours and we weren't notified of the open house. Please give me a call back at [REDACTED].

OPEN HOUSE POST-IT COMMENTS

Great design, contextually appropriate, love the rooftop amenity	Proposed building too high by one story. It should be consistent with neighbouring buildings	I think it's great! It doesn't get any more central than that! Right amount of height and density for the location
concerned with height. 20m exceeds all properties on memorial from centre st to 10 street	The design is "okay". Too much like Pixel and Lido which already feel dated. There is not justification for more than 16m for this site. It should have no more height or FAR than the nearest edge of the TOD perimeter. Don't allow!! The height fences in the community, is negatively precedent setting	Sink hole on sable property NW / what does that mean for impact? Exhaust/venting front
1 level too tall, should stay within ARP (4 levels of residences), outside of TOD circle. FAR should be below 2.5	The building plan is 1 story too tall and the building is too wide for the site - too much bulk and shadow - some reduction and following ARP guidelines would be welcomed	building design and materials are nice, should only be 4 stories to match other heights (16m-ish)
Nice design, too high by 1 storey. What plans for drainage in underground package (consider major flood)	The 3 units with patios on Memorial Dr should have street access to the patios for a more street oriented feel, I like the rooftop amenity.	Stay within all guidelines in the ARP, don't ask for more height
The proposed building is in significant contravention of local height and density guidelines	Boards are very well done - content was represented concisely and clearly. Easy to follow the flow. By the Numbers board was great representation love the design - rooftop patio and bike parking	To do: openings plan, typical, & lower
concern about discrepancy between application and arp	Very concerned about the precedent of violating the ARP. Otherwise - pretty good building. Love the underground parking.	
concern about height and impact on adjacent residents	Too High!! Should be consistent with other buildings along the street.	
Nice design but too much height. Suggest height equivalent to adjacent properties. Other projects will ask for your height, and Sunnyside will be walled off from the river	concerns height of building - window placement (east side)	
Not happy at all with developer asking for more height. Let's keep building heights in context of neighbourhood - not maximizing heights to maximize profits	Proposal is trying to jump/skip Z zoning levels (residential to greater than TOD), should attempt to fit in / maybe propose to meet TOD guidelines (16m, FAR 2.5)	
Keep maximum height consistent with other buildings in area		
proposed height. Window placement on east side		

I LETTERS

I currently reside in a unit that will be directly adjacent to the new proposed development. I have concerns regarding the design of this building and what it will mean for my unit that is directly adjacent. After reviewing the planned development and in speaking with a licensed realtor, they have advised me that this development in its current proposed state would likely devalue my property due to the close proximity to the property lines decreased natural light into my unit and the loss of privacy. Below are my other major concerns besides the devaluing of my adjacent property.

The proposed height of this building appears to be fairly excessive. The plan states that the building is only 5 stories, but with the addition of the common space, space proposed it makes it truly a 6 story building. The design does not fit the profile of the block and comes in mere meters below the allowable height. This is concerning in that if something goes off plan this could easily go over the allotted 20 meter limit, especially if there are issues with the building of the proposed parkade. This height will also limit the natural light to units in the adjacent building and properties behind it. If the overall planned height of the property was decreased to similar heights already on the block, this would allow for less of a shadow onto properties that have been in Sunnyside for years.

In addition, the proposed developments setbacks are proposed to be closer to the property lines on all sides. This is a concern not only for fire separation to the buildings to the east and west of the proposed building east side, but also for noise from air intake and exhaust from the proposed underground parking area. The drawings provided show that these vents would be in close proximity to multiple bedroom windows located on the building east of the proposed building. This would also lead to concerns over noxious fumes that could be exhausted between the two buildings.

I also have a concern about a decrease in privacy due to the proposed placement of windows and balconies on the proposed building. It would appear from the drawings that windows on the proposed building face directly into some windows on the neighboring buildings. This would certainly lead to a major decrease in privacy.

At the present time I am able to enjoy the use of my balcony as does my dog. With the proposed building being built almost to the rear alley from the drawings I have seen, it would seem that the balconies on the proposed building would take away the enjoyment of my property as it would take away from the limited privacy I currently enjoy.

The proposed development has a plan underground parking lot. As Sunnyside is on a floodplain/river bed area, a major concern is regarding possible slumping of neighboring properties, which may make units uninhabitable or lower the property values. It is my understanding that when a geo-technical survey was done, before I purchased my condo, there was a sinkhole identified behind my building on the building directly east of the proposed site and the current building.

I would request that the developer/builder have proper full geo-technical survey completed and made available for review to all neighboring property owners for review, prior to the city approving rezoning and the approval of this development. In addition, I would request the developer provide what measures they propose to ensure that traffic to and from the parkade can be done safely as there is very limited visibility in the alley already and vehicles exiting the parkade will be coming up a ramp which will reduce the drivers' visibility even more. Also, will the ramp be heated so that drivers exiting the parkade will not have to "take a run at it" in order to exit the parkade in the winter.

In closing, I have a concern about the potential loss of privacy and the possible devaluation of my condo due to the close proximity of the proposed structure. I have a concern about the potential of excessive noise and possible noxious fumes from the exhaust fans for the parkade that is proposed. As most of Calgary's weather systems come out of the west and north, any such fumes and noise will be carried towards our building by the prevailing breeze or winds. This would make it next to impossible to leave windows open in the summer and as my condo is not air conditioned, this could have a great effect on the quiet use and enjoyment of my property.

There is an overall concern that diversity of the Sunnyside community is being depleted and that affordable housing is becoming less and less available due to new development such as this. At the present time there are 3 homes with multiple renters, the style of which fit well into the community. Although the proposed building will also house multiple families, I would suggest that they will not be rented and if they were, the rent would not be affordable.

The proposed development application is for an oversized building to dominate not only the skyline of our community, but to encroach on existing residential building by allowing the construction to be closer to the lot lines than is currently allowed, is unacceptable.

Although the proposed building will be built to the current codes for building and fire safety, I believe that existing structures, such as the one to the east that I own a condo in, were not built to these same standards. Should this development be allowed as the building is placed as shown in the lot drawings in such close proximity to the existing buildings, I am concerned that in the event of a major fire, the horizontal flame spread through the proposed windows and balconies could set the neighboring buildings on fire causing serious damage and/or injury or loss of life.

The information that has been provided talks about a 5 storey multi-family residential structure, yet the drawings clearly show a 6th floor on the building that is designated a common use area. Therefore, the building is a 6 storey building. With an underground parkade it is likely that the main floor will not be on grade, making the overall building taller than 6 storeys. No information was provided relating to the type of building material that is to be used. If this is a 6 storey wood framed building, the potential of fire spread is even that much greater if built in close proximity to neighboring buildings.

Although I realize that change and renewal are necessary for the overall good of the neighborhood and City, I do not feel that the requested rezoning application should be approved. The only reason that I can see for wanting to be allowed to build closer than is currently allowed to property lines and existing buildings is simple to build more units and generate more money.

In closing, I do not feel that this development should be approved and the rezoning of the parcels of land for that matter. I would ask the City of Calgary to reject the current application for the development and the rezoning, and ask the developer/builder to re-submit a design that is in keeping with the existing profile of the community within the guidelines of the existing zoning.

There really is no need for this oversized building in our community. If there are any further questions, please feel free to give me a call.

Sincerely,

██████████



January 26, 2017

City of Calgary
Circulation Control
Planning & Development #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Re: **LOC2016-0346 | 922, 926 & 928 Memorial Drive NW | Land Use Amendment from M-CGd72 Multi-Residential – Contextual Grade-Oriented District to DC Direct Control Multi-Residential High Density Low Rise (based on M-H1 (3.35H20) District)**

Dear Mr. Brad Beville,

The Hillhurst Sunnyside Planning Committee ("HSPC") is pleased to provide its comments on the above application. We understand that the applicant/developer has applied to rezone the site from M-CGd72 to a *Direct Control District* to accommodate multi-residential development with guidelines. We understand that the developer wishes to increase the allowable height under the current Land Use District from 12 metres to 20 metres (including ancillary rooftop structures and rooftop amenity space) and to increase the allowable density from 7 units to 39 residential units at a Floor Area Ratio of 3.35. This development will replace three single-detached dwellings with a single condominium building.

We also understand that this application is a part of the City of Calgary's Concurrent Submission and that the Development Permit will follow the Land Use Amendment. It is helpful to see the design renderings of the proposed development so that quality public feedback may be collected at this stage. The HSPC's comments are based on the Hillhurst Sunnyside Area Redevelopment Plan ("ARP"), site context and feedback received from area residents at the developer's open house on January 18, 2017.

HSPC has the following comments on the proposed Land Use Amendment application.

General

- This application requests height and density that far exceeds what is permitted under the Residential Character Area of the ARP which would allow a maximum height of 12 metres and a maximum density of 72 units per hectare, or 7 units.
- The parcel does not fall within the Medium-density area of the Transit Oriented Development boundaries in the ARP. Even if it did, the applicant would only be permitted a 16 metre maximum height and a FAR of 2.5.
- The HSPC strongly opposes "Spot Zoning" changes within the area covered by the Area Redevelopment Plan bylaws. The ARP was established by the City and in cooperation with the community to avoid issues such as height, density and setbacks that this land use change exposes. While the Community Association recognizes that no document can address all cases nor should it be static, we believe the validity of the ARP would called into question if applications such as this one are accepted that permit much greater height and density than that agreed.
- Challenges/merits are listed on the following pages.

Height

- Height was the primary concern for community members. We are concerned that the requested height sets a precedence for taller and taller development along Memorial Drive, which would wall off the community from the river and its views of the downtown.
- The condo buildings adjacent are only 12m and 12.5m. The proposed building, at 20m, is 65% higher than the two adjacent buildings.
- Although we appreciate that the rooftop amenity and ancillary structures on the top of the building have been factored into the overall building height, the current proposal of 20m, along with the developer's statement that the overall building must be raised from the flood plain by 1.1m renders a building that will be significantly out of context to the neighboring buildings as well as all along this section of Memorial Drive.
- The applicant's package shows a building height (20m) to road width right-of-way for Memorial Drive (25m). The intent of this drawing is unclear as the City of Calgary's classification for *Parkways* do not have specific planning policy in the Municipal Development Plan. However, if the applicant's intention was to showcase the integration of this building with the Bow River Parkway, the MDP *Public Realm Policies* encourages a human-scale environment along the *Corridors or Main Streets* with a maximum of 1:2 building height to road right-of-way width ratio. This would mean that a 12.5 metre building would be supported.
- We strongly support a reduction in height to within 15% of the height of the adjacent buildings to integrate with the established streetscape, and so as to be respectful to neighbours to north, west and east in terms of shadowing and privacy/overlooking.

Density

- We have not heard major issues with the density being proposed from residents at the time of writing, however there is strong concern that infrastructure (e.g., storm sewers, utilities) is not keeping pace with increased density in Sunnyside. We would suggest an engineering study of the effects of the building on existing infrastructure and of the proposed underground parking on the water table be considered.
- We understand that the intention of the M-CG district is to allow for a low-profile and lower density multi-residential building form and it was designed to integrate with the adjacent established lower density homes. The change to a DC based on M-H1 represents a drastic change on an area that is already zoned for multi-residential buildings. The proposed density at FAR 3.35 creates potential for a more massive building form than the adjacent buildings, especially when combined with the reduced side setbacks proposed. Setbacks (side and rear) should be more sensitive to adjacent properties – see comments on site layout below.

Public Engagement

- Generally good public engagement (flyers, website, onsite posting, open house that coincided with the HSCA farmers' market), however, the Community Association was not given an opportunity to get involved before the proposed parameters (height/density) were set and the application was formally submitted to the City Planning Department.
- We await the developer's synopsis of the engagement results.

In the absence of DP plans for the site, HSPC offers its preliminary comments on the proposed design based on the concepts provided to us in the applicant's submission package and at their January 18, 2017 open house.

Site Layout

- The building footprint appears adequate from the front setback facing Memorial Drive; plantings are appreciated.
- Strong concerns that the side setbacks are too narrow and do not help integrate a building of this size with its surrounding neighbour. Setback rules for M-H1 districts states that the minimum building setback from a property line shared with another parcel is 3.0 metres given that the

adjacent parcels are zoned as M-CG. Neighbours of the adjacent multi-residential buildings have expressed concerns of decreased sunlight and privacy due to the height of the proposed building and placement of side windows.

Building Design

- Proposed building is attractive and incorporates a warm colour palette, though additional use of brick facing may better integrate with the neighboring buildings. Underground parking is appreciated.

Parking

- We understand that the developer is requesting a parking relaxation and the rationale for reduced parking is due to the walkability of the site, its close proximity to transit and the downtown, but are concerned about excess car ownership and spillover visitor parking. We would like to ensure that access to on-street permits and visitor parking permits is not granted.

We will comment further once land use, height, and density have been established and the Development Permit plans are submitted. Thank you for the opportunity to provide comments.

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc:

Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Glenn Wierzbza, Decker Butzner, Peter Bolton, Tara Kunst, HSPC Members
Lisa Chong, Community Planning Coordinator, HSCA
David White, CivicWorks Planning + Design, Applicant Team Lead for MARTRU LTD.
Gyran Brenkman, Senior Planner, North Team, Community Planning, City of Calgary
Dale Calkins, Communications & Community Liaison, Ward 7 Councilor's Office
City of Calgary Planning and Development Circulation Control



February 15, 2017

City of Calgary
Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

RE: DP2017-0232 (922, 926 & 928 Memorial Drive NW | New: Multi-Residential Development (1 building, 39 units) or "Truman Memorial Drive Project"

Dear Mr. Shane Gagnon,

The Hillhurst Sunnyside Planning Committee ("HSPC") is pleased to provide our comments on the above proposed development. Our feedback incorporates letters from affected neighbours, comments from residents at the developers January 18, 2017 open house and policy from the Hillhurst Sunnyside Area Redevelopment Plan ("ARP"). We understand that the applicant requests a building with additional height (20m) and density (Floor Area Ratio of 3.35) with 39 residential dwelling units.

As this application is a part of the City of Calgary's Concurrent Submission process, our letter on the prior Land Use Redesignation application (LOC2016-0346) was submitted on January 26, 2017 commenting on the height and density proposed; we also included our preliminary comments on the design as was shown at the developer open house and in their Memorial Drive Application Brief.

Please find further comments on the Development Permit application using the City of Calgary's Community Association Feedback Form template attached.

Thank you,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Glenn Wierzba, Decker Butzner, Peter Bolton, Tara Kunst, HSPC Members
Lisa Chong, Community Planning Coordinator HSCA
David White, CivicWorks Planning + Design, Applicant Team Lead for MARTRU LTD.
Brad Bevil, Planner, North Team, Community Planning, City of Calgary
Glynn Breckman, Senior Planner, North Team, Community Planning, City of Calgary
Dale Calkins, Communications & Community Liaison, Ward 7 Councillor's Office
City of Calgary Development Permit Circulation Office

att: LOC2016-0346_922-926-928_Memorial_Drive_HSPC_Comments.pdf

Community Association Feedback Form

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staff better understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will review all relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

File Number: DP2017-0232

Name of Planning Representative/s who completed this form: Glenn Wierzba, Decker Butzner, Lisa Chong, Peter Bolton, Robert McKercher, Tara Kunst

Community Association: Hillhurst Sunnyside Community Association

Date returned: February 15, 2017

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility. ☒ Yes

Questions

Please provide your Community Association perspective and respond to the following questions:

1. What are the strengths and challenges of the proposed development?

Strengths:

- Proposed building is attractive; warm colour palette.
- Good quality green landscaping.
- Front setback is contextually sensitive to the adjacent multi-residential buildings.
- Increased density is less of a concern at this location due to its proximity to Memorial Drive, which is classified as a *parkway* and a major east/west transportation route.
- Information was delivered in a timely fashion; material in the applicant's Memorial Drive Application Brief was succinct and well-presented on what was being proposed.

Challenges:

- Memorial Drive NW has seen two modest Land Use Redesignation applications in recent years but not to the height and scale that this application requests. New multi-residential developments are generally ~12 metres along Memorial Drive under the current M-CG zoning:
 - 834-840 Memorial Drive NW will have a height of 3 ½ storeys and 10.34m or ~13m including the rooftop mechanical structure at 1.6 FAR and contains 22 units at 1.6 FAR
 - 1134-160 Memorial Drive NW will have a maximum height of 5 storeys or 16m and contains 93 units at 2.32 FAR.
- The applicant seeks an amendment to the Hillhurst Sunnyside Area Redevelopment Plan.
 - This parcel is in an M-CGd72 area; the higher density land uses of the adjacent multi-residential buildings on both sides were grandfathered prior to the ARP. This block was not included in the Medium-density area (Section 3.1.4) of the TOD boundary, which

MEMORIAL DRIVE

- calls for a modest increase in height and density on the west side of Sunnyside and is limited to a four storey built form that integrates well with its surroundings. We are concerned about the impacts of this larger development on the single family homes (in good condition) to the north on 1st Avenue and behind the proposed development.
- o We understand that during the community consultations around the Part 2: Transit Oriented Development Area ARP amendment that the discussion around this part of Sunnyside was focused on retaining the vibrant low density street of detached houses and smaller complexes. There was no interest to increase the height on Memorial Drive beyond the 4 storey heights of the existing buildings. For this reason, we would not support the height requested.
- Strong concerns from immediate neighbours about privacy and overlooking due to side windows and balconies (see #2).

2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

- Reduce the overall building height to within 15% of the height of the adjacent buildings; the condo buildings adjacent are only 12m and 12.5m. The proposed building, at 20m, is 55% higher than the two adjacent buildings.
- Increase the side setbacks to mitigate impacts on the buildings on the east and west sides. Plans show that side setbacks are 1.2 metres on both sides – this fits with the current M-CG Land Use District; however due to the requested higher density zoning to a Direct Control District based on M-H1, there is a different set of rules. The setback from a property line shared with another parcel should be a minimum of 3.0 metres given that the adjacent parcels are zoned as M-CG as a lower-profile multi-residential district.
- We note that the building incorporates one- and two-bedroom floorplates. We would like to see more variation in terms of number of bedrooms.

3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.

- The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)*
 - o This application requests height and density that surpasses what is permitted under the ARP and the Land Use Bylaw. The parcel does not fall within the Medium-density area of the Transit Oriented Development boundaries in the ARP. Even if it did, the applicant would only be permitted a maximum height of 16m and a FAR of 2.5.
 - o Multi-residential use is an appropriate use of the land; however the height proposed is a key concern.
 - We have not heard major concerns regarding the density proposed: the recently refurbished multi-residential condo building at 916 Memorial Drive was built in 1969 before the 1988 ARP; we understand that and Land Use Amendment was submitted in 2014 to rectify the density of existing building under the current M-CG rules and accommodate 37 units.
 - o We note that the 1988 ARP down-zoned this area to prevent the then-trending emphasis on apartment-style 3 to 4 storey multi-residential redevelopment. So far, the newer condos being built in the community have been marketed to higher income single or double occupancies. An important cornerstone of the ARP is to promote

redevelopment that is attractive to families or has more flexibility in terms of unit sizes. Although community decline and rejuvenation is cyclical, we support the ARP intent to promote housing diversity to mitigate this effect and to ensure that local schools stay in the community.

- Please refer to additional comments on our January 26, 2017 letter
 - The site design*
 - o There is adequate access from the laneway to accommodate access and egress from the site and the underground parking.
 - The building design*
 - o This development benefits from the quality public realm and the multi-modal use of the Bow River Pathway infrastructure. Although not on a City-classified Main Street, the applicant's package shows a building height (20m) to road width right-of-way for Memorial Drive (25m). The Municipal Development Plan Public Realm Policies for the Corridors or Main Streets encourage a human-scale environment with a maximum of 1:2 building height to road right-of-way with ratio.
 - o The proposed height of 20 metres, (including the rooftop amenity level/ancillary structures, and the requirements for new developments on the floodplain to raise the building by 1.1m) is out of step with its adjacent neighbours and the surrounding neighbourhood. The applicant's package states that the building is 5 stories; akin to the building on the east side (however #916 has a sunken first half-storey). We note that including the rooftop spaces, the proposed building will be 6 stories high.
- 4. Has the applicant discussed the development permit application with the Community Association?**
- ☒ Yes
- If yes, what information was provided?**
- The applicant reached out to the HSCA early in January to inform us about their upcoming application, provided an invitation to their engagement website with a link to their contact information and informed us about the techniques used to get the word out (flyers, large onsite signage). They provided advanced content to share on our website and social media. A developer open house was hosted at the HSCA on January 18, 2017.
 - The applicant provided hard copies of their applicant brief showing what is being requested, site context and rationale for their application. They have also been amenable to requests for more information. This was much appreciated.
 - We await the developer's *What We Heard Report* on the public engagement. See Appendix I for photos of community comments from the development open house.
- 5. Please provide any additional comments or concerns regarding the proposed development.**
- We support the position of the neighbours and are largely concerned about the height being proposed and the impacts of a larger building on the adjacent neighbours.
 - We are concerned about land speculation in areas outside of the Transit Oriented Development areas that have not been considered for additional height and density.



TRUMAN

Live better.™



Smith, Theresa L.

From: Carollyne Collier <chinde@telus.net>
Sent: Monday, August 28, 2017 5:05 PM
To: City Clerk
Subject: [EXT] Letter Supporting Memorial Dr Development

Bob & Carollyne Collier
Box 770
Crossfield, AB T0M 0S0

RECEIVED
2017 AUG 29 AM 8:39
THE CITY OF CALGARY
CITY CLERKS

City Clerk's Office
Ground Floor
Administration Building (Municipal Complex)
313 - 7th Avenue SE
Calgary, Alberta
Phone: 403-268-5861
Fax: 403-268-2362
E-mail: cityclerk@calgary.ca

RE: Council Public Hearing, Sept. 11 LOC2016-0346, 924 Memorial Drive NW

To City of Calgary Councillors and the Mayor,

I am writing in support of Truman's Memorial Drive application (LOC2016-00346).

The proposed building is a pleasing design and is an asset to Memorial Dr. and the surrounding area. I own property directly behind and feel it is a benefit to have a new building to replace the tired existing properties.

Sincerely,
Bob Collier

Smith, Theresa L.

From: Natalie Klesken <nklesken@gmail.com>
Sent: Wednesday, August 30, 2017 10:51 PM
To: City Clerk
Subject: [EXT] September 11th Council Public Hearing, LOC2016-0346, 924 Memorial Drive NW – Support Letter

Dear City of Calgary Council and the Mayor,

I would like to share my support for Truman's Memorial Drive application (LOC2016-0346). Unfortunately, I'm not able to attend the Council Public Hearing and am sending this letter.

My partner and I have lived in Sunnyside for the combined total of 10 years. We are currently happy owners of a condominium in Bucci's Ven building. I'm pleased to see another project proposed that is of a similar quality to our own building, as both my partner and I feel there is a need to replace some of the aging single family infrastructure with newer and nicer multi-family buildings. Viewing some of the recent upgrades to the area, we feel that Truman has done a great job with the Kensington Legion and their Upper West condo project in West Hillhurst.

Through the engagement website and the sign on-site, I can see that the building design would be a good addition to our inner-city neighbourhood. The houses that would be replaced are in poor shape and more redevelopment would be welcome along Sunnyside's beautiful stretch of Memorial Drive.

This kind of development suits our neighbourhood well, and is attractive due to it's close proximity to the pathways, pedestrian bridges, LRT, and the downtown. I support density that can help support our local businesses and hope both City Council and the Mayor take the steps required to move this much needed upgrade to the Sunnyside community forward.

Thanks for your consideration.

Natalie Klesken

#404-823 5 Ave NW Calgary, AB, T2N0R5



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RECEIVED
2017 AUG 31 AM 8:01
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Dirkbrubacher@gmail.com
Sent: Friday, August 25, 2017 4:04 PM
To: City Clerk
Subject: Online Submission on LOC2016-0346

August 25, 2017

Application: LOC2016-0346

Submitted by: Dirk Brubacher

Contact Information

Address: 638 2nd ave. N.W.

Phone: (403) 542-6436

Email: Dirkbrubacher@gmail.com

RECEIVED
2017 AUG 25 PM 4:12
THE CITY OF CALGARY
CITY CLERK'S

Feedback:

The City of Calgary as part of it's Transit Oriented Development plan went through a lengthy consultation process with the communities of Hillhurst and Sunnyside. At the end of that process the city created the TOD amendment to our original area redevelopment plan and stated this was the development plan moving forward. The City would not intervene, but let "market forces" drive the development (based on the plan). This property falls outside of the area the city designated for redevelopment under the TOD. In fact at 20m in height it even exceeds the maximum height allowed by the closest adjacent redevelopment areas as outlined in the TOD plan. Councillors who vote in favour of this project as submitted are telling us, the residents of Sunnyside and residents of the City of Calgary as a whole that: 1- The process of community engagement and the seeking of community input is a sham, and has no bearing on our decisions. 2 - Plans and process that we communicate to the community as "now in place", can and will be changed by City Council because we feel like it. 3 - Plans and process put in place by previous councils will not be honoured if we as City Councillors find them inconvenient or do not agree with them. 4 - Your tax dollars don't matter. We are happy to spend your money on engagement processes that we have no intention of honouring. If City Council wishes to change the TOD amendment or update the Sunnyside ARP, then my expectation would be that a full consultation process would occur again to create a new ARP. Which should start with a justification as to why the 8 year old TOD is no longer valid. My expectation is the current zoning will be upheld and the developer will be told to proceed with plans that fall with in the current ARP.

Sincerely, Dirk Brubacher

Smith, Theresa L.

From: Carol Evans <bcarolevans@gmail.com>
Sent: Tuesday, August 29, 2017 9:53 AM
To: City Clerk
Subject: [EXT] 934 Memorial Court - September 11th, 2017 council meeting

Please include my name with Dale Mastre's report. Truman Homes do not have any consideration about their neighbours to the west and east. I agree about the heavy lane traffic, too many units, blocking our view, no privacy and noise.

Truman condo will be too high and the sun will block each unit from the east side of our building. We do enjoy our view!!

Thank you,

Carol Evans
Unit 7

RECEIVED
2017 AUG 29 AM 9:56
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

RECEIVED

From: Dale <dm3923@telus.net>
Sent: Monday, August 28, 2017 5:48 PM
To: City Clerk
Subject: [EXT] submission for Sept 11th council meeting

2017 AUG 29 AM 8:37

THE CITY OF CALGARY
CITY CLERK'S

File # LOC2016-0346
Community Sunnyside Ward 7

My Name is Dale Mastre and I live at Unit 1 934 Memorial Dr NW

Although I am in favour of development and densifying the inner city including my neighborhood, I wish to express my opposition to this application for the following reasons:

Not aligned with the ARP

The ARP was developed with the community to ensure an orderly development for Sunnyside that addressed all concerns. This building is significantly outside the ARP in terms of height and density. The process of spot zoning significantly diminishes the value of all the work done to develop the ARP. This development is over 60% higher than the adjacent properties.

Density

Buildings on either side of the proposed development are grandfathered into the ARP. The east side has 34 units and grade level parking while the west side has 8 units and grade level parking. I note from the July 13th meeting of the planning commission one of the members in favour stated "The adjacent buildings have significant density similar to the application" As stated earlier the east building has 34 units and is grandfathered and the west building has 8 units at 20% of the proposed density of this development. This approval was given based on inaccurate information on the part of the committee member.

Traffic

After the city built the Peace bridge it was soon realized that the lights at 8 st were not adequate to accommodate the traffic by car foot and bicycle that wanted to access the Peace bridge. In the fall of 2016 traffic lights were added at 9th st to accommodate this traffic and improve safety given the number of people who jaywalked to get to the bridge. Since that time my access from our garages into the alley has become much more difficult as people use the alley to get to the light to access memorial. I understand this was a necessary step for safety and convenience. The addition of 39 dwelling units where 3 now exist will add a tremendous amount of traffic to the alley. The proposal has 41 parking spaces allowing for 2 visitors, parking on Memorial is already compromised, with the addition of these extra units and their visitors, parking spaces on Memorial will be even harder to find. Several people in our building are seniors requiring home care visits and although we have redesigned our building to allow increased accessibility parking is an issue. A year ago, I had an emergency ambulance visit, luckily the ambulance just blocked the lane to access me, they can do that most cant.

Light and privacy.

As a main floor resident on the east side of my building my patio will face their building very near their entrance. I will lose privacy and a lot of light at the current proposed height. Frankly it will be like being at the bottom of a canyon. I could accept same height as our building as that is fair but not so much higher. We will also lose our trees if the setback is left as currently proposed. An arborist has told us it will be very difficult to grow new ones because of the absence of light. I have lived here 19 years and participated in the ARP development. I hope my concerns will be heard in balance with the desire to develop Memorial.

Thank you for listening.

Smith, Theresa L.

RECEIVED

From: Lisa Chong <lisa.c@hsca.ca>
Sent: Thursday, August 31, 2017 9:06 AM
To: City Clerk
Cc: Robert McKercher; petbolton@shaw.ca; butzner@ucalgary.ca; Lorna Cordeiro; Glenn Wierzba; Tara Kunst; Communications & Community Liaison; Bevill, Brad C.; LOC2016-0346 | 922, 926 & 928 Memorial Drive NW | September 14, 2017 City Council Hearing
Subject: 2017-07-10_LOC2016-0346_HSCA_Letter_re_July132017_CPC_Hearing.pdf; DP2017-0232_922-926-928_MemorialDriveNW_HSPC_CAFF(Final).pdf
Attachments:

2017 AUG 31 AM 9:17

THE CITY OF CALGARY
CITY CLERK'S

Dear City Clerk,

Please see attached for letters from the Hillhurst Sunnyside Planning Committee (originally submitted to Calgary Planning Commission). Please ensure that both documents are included in the public submissions for the above application.

Thank you,

Lisa Chong (on behalf of the Hillhurst Sunnyside Planning Committee)

Community Planning Coordinator
Hillhurst Sunnyside Community Association
1320 - 5 Avenue NW Calgary, AB T2N 0S2
lisa.c@hsca.ca | www.hsca.ca | [HSCA Planning News Blog](http://HSCAPlanningNewsBlog)
(403) 283-0554 x229 | Office Hours on Tues/Thurs

This message is intended for the above named recipient and may contain confidential information. If you have received this message in error please notify the sender immediately.

From: Hillhurst Sunnyside Planning Committee <planning@hsca.ca>
Sent: July 10, 2017 2:29 PM
To: cpc@calgary.ca
Cc: Robert McKercher; PETER BOLTON; Decker Butzner; glennwierzba@hotmail.com; lorna.jake@shaw.ca; mojekunst@hotmail.com; Bevill, Brad C.; caward7@calgary.ca; matthias.tita@calgary.ca; malcolm.logan@calgary.ca; gian-carlo.carra@calgary.ca; shane.keating@calgary.ca; roanconsulting@shaw.ca; mfoht@royop.com; cepfriesen@gmail.com; andrew.palmiere@o2design.com; lourdesjuan@me.com; dougleighton@shaw.ca
Subject: LOC2016-0346 | 922, 926 & 928 Memorial Drive NW | July 13, 2017 Calgary Planning Commission Hearing

Dear Members of Calgary Planning Commission,

Please see attached for additional submissions from the Hillhurst Sunnyside Planning Committee with regards to the above application in advance of the July 13, 2017 Calgary Planning Commission hearing; Agenda Item 5.02.

While we understand that CPC is not a public hearing, representatives from the Hillhurst Sunnyside Community Association will be available at the Thursday hearing, should we be called upon for any questions or clarifications.

Thank you,

Robert McKercher, Peter Bolton & Lisa Chong on behalf of:
Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association
1320 - 5 Avenue NW Calgary, AB T2N 0S2

planning@hsc.ca | www.hillhurstsunnyside.org

Leave a phone message at (403) 283-0554 x229

This message is intended for the above named recipient and may contain confidential information. If you have received this message in error please notify the sender immediately.



RECEIVED
2017 AUG 31 AM 9:17
THE CITY OF CALGARY
CITY CLERKS

February 16, 2017

City of Calgary
Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

RE: DP2017-0232 | 922, 926 & 928 Memorial Drive NW | New: Multi-Residential Development (1 building, 39 units) or "Truman Memorial Drive Project"

Dear Mr. Shane Gagnon,

The Hillhurst Sunnyside Planning Committee ("HSPC") is pleased to provide our comments on the above proposed development. Our feedback incorporates letters from affected neighbours, comments from residents at the developer's January 18, 2017 open house and policy from the Hillhurst Sunnyside Area Redevelopment Plan ("ARP"). We understand that the applicant requests a building with additional height (20m) and density (Floor Area Ratio of 3.35) with 39 residential dwelling units.

As this application is a part of the City of Calgary's Concurrent Submission process, our letter on the prior Land Use Redesignation application (LOC2016-0346) was submitted on January 26, 2017 commenting on the height and density proposed; we also included our preliminary comments on the design as was shown at the developer open house and in their Memorial Drive Application Brief.

Please find further comments on the Development Permit application using the City of Calgary's Community Association Feedback Form template attached.

Thank you,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Glenn Wierzbza, Decker Butzner, Peter Bolton, Tara Kunst, HSPC Members
Lisa Chong, Community Planning Coordinator HSCA
David White, CivicWorks Planning + Design, Applicant Team Lead for MARTRU LTD.
Brad Bevill, Planner, North Team, Community Planning, City of Calgary
Giyen Brenkman, Senior Planner, North Team, Community Planning, City of Calgary
Dale Calkins, Communications & Community Liaison, Ward 7 Councillor's Office
City of Calgary Development Permit Circulation Office

att: LOC2016-0346_922-926-928_Memorial_Drive_HSPC_Comments.pdf

Community Association Feedback Form

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File Number: DP2017-0232

Name of Planning Representative/s who completed this form: Glenn Wierzba, Decker Butzner, Lisa Chong, Peter Bolton, Robert McKercher, Tara Kunst

Community Association: Hillhurst Sunnyside Community Association

Date returned: February 16, 2017

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility. ☒ Yes

Questions

Please provide your Community Association perspective and respond to the following questions:

1. What are the strengths and challenges of the proposed development?

Strengths:

- Proposed building is attractive; warm colour palette.
- Good quality green landscaping.
- Front setback is contextually sensitive to the adjacent multi-residential buildings.
- Increased density is less of a concern at this location due to its proximity to Memorial Drive, which is classified as a *parkway* and a major east/west transportation route.
- Information was delivered in a timely fashion; material in the applicant's Memorial Drive Application Brief was succinct and well-presented on what was being proposed.

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- The applicant seeks an amendment to the Hillhurst Sunnyside Area Redevelopment Plan.
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- We understand that during the community consultations around the Part 2: Transit Oriented Development Area ARP amendment that the discussion around this part of Sunnyside was focused on retaining the vibrant low density street of detached houses and smaller complexes on 1st Avenue. There was no interest to increase the height on Memorial Drive beyond the 4 storey heights of the existing buildings. For this reason, we are concerned about the height requested.
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- Reduce the overall building height to within 15% of the height of the adjacent buildings; the condo buildings adjacent are only 12m and 12.5m. The proposed building, at 20m, is 65% higher than the two adjacent buildings.
- Increase the side setbacks to mitigate impacts on the buildings on the east and west sides. Plans show that side setbacks are 1.2 metres on both sides – this fits with the current M-CG Land Use District; however due to the requested higher density zoning to a Direct Control District based on M-H1, there is a different set of rules. The setback from a property line shared with another parcel should be a minimum of 3.0 metres given that the adjacent parcels are zoned as M-CG as a lower-profile multi-residential district.
- We note that the building incorporates one- and two-bedroom floorplates. We would like to see more variation in terms of number of bedrooms.

3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.

- a. *The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)*
 - This application requests height and density that surpasses what is permitted under the ARP and the Land Use Bylaw. The parcel does not fall within the Medium-density area of the Transit Oriented Development boundaries in the ARP. Even if it did, the applicant would only be permitted a maximum height of 16m and a FAR of 2.5.
 - Multi-residential use is an appropriate use of the land; however the height proposed is a key concern.
 - We have not heard major concerns regarding the density proposed: the recently refurbished multi-residential condo building at 916 Memorial Drive was built in 1969 before the 1988 ARP; we understand that a Land Use Amendment was submitted in 2014 to rectify the density of existing building under the current M-CG rules and accommodate 37 units.
 - We note that the 1988 ARP down-zoned this area to prevent the then-trending emphasis on apartment-style 3 to 4 storey multi-residential redevelopment. So far, the newer condos being built in the community have been marketed to higher income single or double occupancies. An important cornerstone of the ARP is to promote

redevelopment that is attractive to families or has more flexibility in terms of unit sizes. Although community decline and rejuvenation is cyclical, we support the ARP intent to promote housing diversity to mitigate this effect and to ensure that local schools stay in the community.

- *Please refer to additional comments on our January 26, 2017 letter*

b. The site design

- There is adequate access from the laneway to accommodate access and egress from the site and the underground parking.

c. The building design

- This development benefits from the quality public realm and the multi-modal use of the Bow River Pathway infrastructure. Although not on a City-classified Main Street, the applicant's package shows a building height (20m) to road width right-of-way for Memorial Drive (25m). The Municipal Development Plan Public Realm Policies for the Corridors or Main Streets encourage a human-scale environment with a maximum of 1:2 building height to road right-of way with ratio.
- The proposed height of 20 metres, (including the rooftop amenity level/ancillary structures, and the requirement for new developments on the floodplain to raise the building by 1.1m) is out of step with its adjacent neighbours and the surrounding neighbourhood. The applicant's package states that the building is 5 stories; akin to the building on the east side (however #916 has a sunken first half-storey). We note that including the rooftop spaces, the proposed building will be 6 stories high.

4. Has the applicant discussed the development permit application with the Community Association?

☒ Yes

If yes, what information was provided?

- The applicant reached out to the HSCA early in January to inform us about their upcoming application, provided an invitation to their engagement website with a link to their contact information and informed us about the techniques used to get the word out (flyers, large onsite signage). They provided advanced content to share on our website and social media. A developer open house was hosted at the HSCA on January 18, 2017.
- The applicant provided hard copies of their applicant brief showing what is being requested, site context and rationale for their application. They have also been amenable to requests for more information. This was much appreciated.
- We await the developer's *What We Heard Report* on the public engagement. See Appendix I for photos of community comments from the development open house.

5. Please provide any additional comments or concerns regarding the proposed development.

- We support the position of the neighbours and are largely concerned about the height being proposed and the impacts of a larger building on the adjacent neighbours.
- We are concerned about land speculation in areas outside of the Transit Oriented Development areas that have not been considered for additional height and density.

WHAT ARE YOUR THOUGHTS?

Please share your feedback on the proposal by adding a sticky note below.

Great design
Contextually appropriate.
Love the rooftop amenity

Concerned with
height. 20m exceeds all previous as well as the center of to 10m

1 level too tall
Should stay within ARP - 4 levels of floors
Outside of TOD circle
PAR - height below 2.5

Nice design
TOO HIGH by 1 story
With plans for decrease in underground parking (coolant tower flood)

No Proposed building
is in significant contradiction of local height and density guidelines

Concern about
discrepancy between application and ARP

Concern about
height and impact on adjacent residents

Area design not
for such height
might result in
to adjacent properties
Other concerns will
and how much
to be built on the
floor

Proposed height
without
placement
on east side

Proposed building
is too high by
one story.
It should be
consistent with
neighboring buildings.

Keep maximum
height consistent
with other
buildings in area

The building should
be staying below
of the building, it does
with the the 10m -
do with the 10m + 10m
- some reduction in
following ARP guidelines
could be achieved

Very concerned about
the potential of making
the ARP
Other party feel
building
Love the integrated
parking

Basics are very well
done - urban mass
represented correctly
clearly, easy to
follow the flow
of the building
with great representation
how the design - rooftop
parking and parking

TELL US WHAT YOU THINK

Please share your feedback on the proposal by adding a sticky note below

Concepts
height of building
window placement
(over side)

appeal is brought
forward by 2-3m
height (line available to
ground floor 100)
should be kept in
mind for future
to avoid 200m height
(100m, 150m, 200m)

building design and
materials also nice
should be only of
stones to make
other better (100m)

Stronger and
giving in on the top
Lemo all for more
light

and it's good
it doesn't get too
high and it's not
quite so tall it's not
dying in

Smith, Theresa L.

RECEIVED
2017 AUG 31 AM 8:02
THE CITY OF CALGARY
CITY CLERKS

From: Michelle LeBeau <md_lebeau@hotmail.com>
Sent: Wednesday, August 30, 2017 8:23 PM
To: City Clerk
Cc: lisa.c@hsca.ca; Lorna; Farrell, Druh
Subject: [EXT] Submission for September 11th Council Meeting

File No. LOC2016-0346

Community: Sunnyside Ward 7

My name is Michelle LeBeau and I lived at Unit 3 934 Memorial Drive, NW. The proposed Truman development, located at 922, 926 and 928 Memorial Drive, is directly adjacent to my unit. I am not in favour of the current incarnation of the proposed development. I thank you in advance for taking time to review my concerns.

As a longtime resident in Sunnyside I am in favour of development and densification of our neighbourhood, as long as the development in question conforms to the Hillhurst-Sunnyside Community Objectives outlined in the Area Redevelopment Plan. Local planning objectives were put in place starting in 1988 to preserve and enhance the local character of our area as well as maintaining the scale and heritage of the neighbourhood. While I see the ARP as a living document that will require modifications over time to manage ever-changing demographic and economic situations within the community and city, I do believe that the current ARP the Community and City representatives spent several years developing should be followed in this situation.

The proposed development is located outside the Transit Oriented Development area therefore should fall back within the existing ARP guidelines. Based on the proposal this development exceeds the height and density outlined in the ARP. This development is an attempt to 'spot TOD rezone' outside the approved area. The proposed development will be 65% taller than the adjacent condo buildings and has minimal setbacks unlike the adjacent properties. Approval of this 'spot rezoning' will set precedence within the Community and all but render the ARP and TOD ineffectual documents.

Contrary to the views expressed by members of the Calgary Planning Commission, the proposed development is not in context with the properties on either side of the development, either in density nor in height. The property to the west is 12m and only contains 8 units, the property to the east is equivalent in height to the property to the west with 30+ units (originally built as a rental property), but both buildings were built prior to the ARP development. Although both properties were pre-ARP their designs included large setbacks from the property lines and allow a visual break between adjacent properties. I understand the old development guidelines used a ratio for greenspace to height to minimize the visual impact of structures. The Truman proposal has gone to maximum allowable limits and heights allowed in the TOD and essentially removes the existing greenspace and creates a 'wall' effect.

Truman's statement "*The vision for this site is to develop a residential building that will integrate into the neighbourhood and set a design precedent for the area through the application of high quality site planning, architecture and materials.*" Fails to hit the mark. This development does not integrate with the nearby historic properties and instead overwhelms the neighbouring properties and blocks sunlight from historic single family homes located directly north of the proposed development.

Memorial Drive is the face of Sunnyside, it is the first impression most people have of our neighbourhood and I don't believe this contemporary design represents the face of our heritage community. People move to our community because it provides a small town feel within steps of downtown. It is quiet, larger multi-family buildings are located along the back edge so as to not overwhelm small single family homes while still supporting a diverse socio-economic population.

To quote Bob van Wegen, an urban planner with the Federation of Calgary Communities on inner-city revitalization *"You don't want the change to destroy the thing that makes them attractive to begin with"*.

Our own Ward 7 Councillor Druh Farrell mentioned in the Hillhurst Sunnyside Voice publication (May 2017) *"When properties are redeveloped for higher density, The City sees an increase in tax revenue."* As a community resident, I also know that Truman was able to increase density by utilizing the Beltline bonus density rate. \$50,000 does not seem a fair rate of compensation to our community for this project. Does this money pay for upgraded water, sewer and other utilities for our community? Aging services that are already struggling to keep up with current density. Even the City of Calgary website states that this bonus density rate is flawed and is currently under review. *"A key component of the bonus floor area calculation is the Beltline Average Land Value."*

*The methodology in which the Beltline Average Land Value is determined is **currently under review**. The current methodology for determining the average land value is based on a three year rolling average of land sales, based on the most recent three year period. In periods when there are strong land sales, this method provides a relatively accurate land value. **When the economy slows and there are limited land sales, this approach is less effective in determining actual land value.***

The Centre City Planning Policy group is working to develop an alternative methodology that is less integrally linked to the number of land sales and will provide an average land value that is more reflective of the current market.

Ward 7 Councillor Druh Farrell has also put forth a motion: *That Council direct City Administration, through engagement with the Federation of Calgary Communities and community associations, to prepare Land Use Bylaw amendments and policy changes that address recurring and emerging issues with infill redevelopment, including, but not limited to, restrictions and/or incentives on:*

1. *Eave and peak height differentiation – This property is 65% higher than adjacent properties*
2. *Massing – This property is overwhelming to the adjacent properties by developing to the maximum envelope*
3. *Front porches – Property has added front entrances for lower units, but still maintains a side entrance for the majority of owners and guests*
4. *Subterranean structures extending beyond above-grade footprints*
5. *Hardscape coverage – Front landscaping appears very harsh and abrupt and add to the 'wall' feeling*
6. *Green landscaping – Virtually no green landscaping*
7. *Tree retention in the Demolition Permit, Development Permit, and Building Permit stages - The current landscaping on the east side of our building will be drastically affected by this development, both in damage to the root structure of our trees, including a 35+ year old maple tree valued at approximately \$30,000 by our city licensed arborist and the lack of direct sunlight the trees currently have.*
8. *Drainage – How does raising this building and covering 95%+ of the property with hard surfaces affect the adjacent lower properties during heavy rainfall?*
9. *Materials*
10. *Vehicle storage/loading – 41 parking stalls for 39 units translates to increased street parking along*

Memorial Drive which is already heavily utilized by Peace Bridge users which will affect existing residents.

11. Non-conforming/non-standard lots - These properties fall within the ARP not TOD area for zoning and is essentially 'spot zoning'

Truman's development, although not a typical infill, fails to address many of these issues as noted above. Knowing that redevelopment of the property's located at 922, 924 and 928 Memorial Drive is inevitable it is desired that more of the community's input is incorporated and that Truman would work with the community to enhance the neighbourhood for the good of both parties.

Thank you again for your time,
Sincerely,

Michelle LeBeau