



May 22, 2020

Giyan Brenkman, MCIP, RPP
Senior Planner
Community Planning (North Team)
The City of Calgary

Emailed to: giyan.brenkman@calgary.ca

RE: LOC2020-0045 | 223-231 9A Street NW | Land Use Amendment from Multi-Residential – Contextual Medium Profile (M-C2) to Direct Control based on Multi-Residential – High Density Medium Rise (M-H2)

Dear Mr. Giyan Brenkman,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that the applicant/developer intends to re-designate the site from M-C2 to M-H2. The applicant indicated that the zoning would accommodate an approximately 8-storey residential building.

The Land Use Amendment proposal is consistent with the Hillhurst Sunnyside Area Redevelopment Plan. During the 2006-2009 ARP community consultations, this site was allocated a maximum 26 metre height and a Floor Area Ratio of 5.0 on the west side of 9Ath Street. We are generally pleased to see that the new Land Use Designation matches the ARP and have additional comments and suggestions on the final DC bylaw and eventual design of the building.

We note in the ARP that the ***“maximum densities...are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0”*** of the ARP. As such the HSCA would prefer that a staggered, or concurrent application be submitted by the developer.

Built Form

- No information provided by applicant.
- The applicant did not indicate the numbers of units, or the number of three-bedroom, or family-oriented units. Please note that the ARP strongly encourages family focused developments as this supports our schools and co-habitation is the most effective means of densification.
- We understand from the File Manager that concerns were raised from adjacent neighbours about the proposed land use. As the application is ARP-compliant, it is important that the

applicant needs to demonstrate sensitivity to neighbours, an appropriate interface at the alley side and exemplary building design at the Development Permit stage.

- At DP stage, consider *crime prevention through environmental design*/CPTED principles to increase safety for pedestrians, residents, employees and visitors along the Bow to Bluff corridor on 9A Street.

Uses

- The community supports a purpose-built rental building.

Social Considerations

- Most of the condos built to date have been catered to higher income single and dual incomes. We would like to see a greater housing mix as to encourage more family housing, such as a mix of 2- and 3- bedroom condo units.
- The ARP encourages greater affordability. We ask that the developer consider allocating “affordable” units.

Mobility

- This development will add significant density to the site near the Sunnyside LRT Station.
- We believe that traffic is likely a source of contention. Automobile traffic is not able to turn left from 9A Street onto Memorial Drive, and automobiles will go through the residential part of the community to avoid 10th Street.
- The ARP indicates that **“Upon completion of six significant redevelopments in the [TOD] study area, The City shall prepare a Mobility Assessment & Plan (MAP) in consultation with the Community Association to review the transportation impacts of the intensified land use on adjacent roadways, as well as pedestrian, bicycle and transit connections”** (Section 4.3.8).
 - Six major residential projects were completed in 2017. A traffic study was approved in December 2018 and cancelled in June 2019 due to the budget. We ask that Council keep its promises to the community and commission the Mobility Study as appropriate.

Parking

- This is an excellent opportunity to create a truly Transit Oriented Development due to its location and very close proximity to the Sunnyside LRT station and City Primary Transit Network.
 - Car-sharing and secure bicycle parking is encouraged to reduce automobile traffic so that excess parking does not spill into the community.
- We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance:
 - **“Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions”** (Section 3.4.3).

Public Benefits

- We expect the new Direct Control designation will include wording to enact the density bonusing provisions per the ARP.
 - At the time of writing, the Hillhurst Sunnyside Community Amenity Fund contribution is set at \$18.14, which was recognized in the City/Coriolis report to be lower than other areas experiencing significant redevelopment.

- The applicant is encouraged to make other improvements to the general area, such as to the laneway, 9A Street, and the public realm. Residents' input and concerns would likely come out through the public engagement process.
- As an inner-city community that is served by multi-modal transportation, we encourage the developer to work with City of Calgary Roads and/or Transit to allow for street furniture within the property line closer to the building, and a building design that allows for shelter from the elements.
 - There is precedent for this in the community as there are benches along the current building that houses the Royal Bank, PIXEL, and benches at the Palfreyville condominium building at 222 9th Street NW in Sunnyside.
- HSCA asked the developer to consider all opportunities for re-cycling and re-purposing any elements of the current original character homes to be razed to make room for this proposal.

Community Engagement

The applicant presented to the HSPC on May 5th, 2020. We appreciate being informed early in the process and hearing the developer's vision for the site prior to finalization of any plans and so we may inform residents and encourage neighbours to get involved in the planning process. Due to COVID-19, an open house was not conducted, however information was sent electronically, and the developer has an online platform to collect comments. HSCA asked the applicant to reach out to the residents at Pixel to the north to let them know about the proposal.

Please keep us informed as this important application progresses. The HSCA would like to be involved in the review of this project. We will comment further once the Development Permit is submitted for review. Please contact the undersigned should there be any questions or clarifications.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Matt Crowley, Chair, Hillhurst Sunnyside Planning Committee
Mark Beckman, Decker Butzner, Kathleen Kenney, Lorna Cordeiro, Peter Bolton, Project Subcommittee Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association
Brian Horton & Cyril Tomlinson, O2 Planning + Design, Applicant and Developer's Representative
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
City of Calgary Circulation Control