

Community Association Response

January 25, 2021

Thank you for the opportunity to comment on the above proposed development. The Hillhurst Sunnyside Planning Committee (HSPC) generally supported the Land Use Designation stage of the project due to its overall alignment with the Hillhurst Sunnyside Area Redevelopment Plan (ARP) height and density under the Medium-Density Mid-Rise Land Use Policy.

As with all redevelopment projects in the Transit Oriented Development area, ***“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. We trust that the overall design would be reviewed by the City’s experts and its Urban Design Review Panel for its compliance with urban design policies in the ARP.

We have provided additional comments on the current Development Permit application below:

Parking

The applicant has proposed fewer automobile parking stalls due to the location, its proximity to public transit, available walking-distance amenities, and an expected car-free lifestyle. Based on neighbours’ feedback, including social media comments, parking appears to be the #1 concern.

Because parking is such a major constraint in the inner city, we request additional policy to be written into the Direct Control bylaw to ensure that the following ARP policy is enforced by City of Calgary Roads/Calgary Parking Authority: ***“Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions”*** (Section 3.4.3).

Additionally, 9A Street is an important gateway and transition between the main street of 10 Street and the residential community. There is an unrestricted parking zone in front of the Pixel building to the north that functions because of reasonable turnover of parking use. With consideration of potential spillover due to the parking relaxation for the new development as well as no functional means to drop off and deliver (take-out, grocery deliveries, package deliveries etc.), local parking appears to be sufficient in the short-term. However, this may change in the future with the addition of 140 homes with the proposed development and with the future redevelopment of the street in the long-term.

To preserve the function of delivery services and to provide some parking opportunity for small nearby business, a review of 9A Street parking provisions should be considered. Ideally, they would be comprised of both an appropriate loading zone to service both the multi-family developments and potentially time-limited parking.

Building Design

As the application is mostly ARP-compliant, it is important that the proposed development needs to demonstrate sensitivity to neighbours, an appropriate interface at the alley side and an activated street edge facing 9A Street.

Building Height

- We understand that the building has received Council approval for a 27 metre maximum meeting to adhere with the City's main floor flood requirements and that a Motion was passed to ensure the minimal protrusion of the rooftop mechanicals.
 - Being that the building is already 1m over the allowable ARP height, we would like assurances that the mechanicals over the 27m height are reduced as to respect the scale of the neighbouring buildings.

Bow to Bluff Interface

- B2B envisions an active pedestrianized “woonerf” or a shared street along 9A Street and the C-train tracks. Where the project was formerly fully funded for ~\$5.7 million, the budget and scope has now been reduced to ~\$3.7m and the focus has shifted to mostly activating the triangle parks.
 - The Applicant is encouraged to help contribute to the vibrancy of B2B through onsite and offsite public realm improvements adjacent to the site, such as a raised crosswalk and in front of the building.
- Consider lighting as a creative way activate Bow to Bluff and add more security to the area. Lighting could also be dimmed / downturned to respect neighbours.

Laneway Interface

- Visitor Parking should be within the underground as the adjacent similar developments of Lido and Pixel have done. The parkade entrance is very close to the parkade entrance for the two larger buildings to the north.
 - At a minimum, they should be relocated from the northwest side of the building, as this is already very busy location with the garage entry to the underground of both Pixel and Lido condominiums in the same area.

Setbacks/Stepbacks

- The terraced design ending in the “plaza” at the southeast corner has a positive design feature, ending in a similar front setback as the adjacent single detached house, where there is also a pedestrian crossing. As well, the proposed mural on the south side is a positive homage to Sunnyside's roots as a creative community of artists and murals.
- Additional work can be done to integrate the large development with the modest homes and apartments to the south of the proposed development in terms of setbacks and a reduced massing on the south side. It is not expected that these homes will redevelop in the short-term, added with the visibility from the train, more visual interest and articulation may be considered.
- The north elevation of the building faces resident windows of the south elevation of the Pixel building. Creating visual interest on that wall would be appreciated given both the impact to residential units and the rooftop patio amenity of the Pixel development. Placement of the windows should be considered against their interface with the south elevation of Pixel.

Streetwall/Streetscape

- This project represents an opportunity to contribute to the *streetwall* as an urban design principle that comfortably encloses the Bow to Bluff corridor. There is precedent set by Pixel and Annex on 9A Street, further north.
- Main floor units would benefit from front doors accessible from the street (instead of as sliding doors). This would create a more human-scale relationship with the street and would provide passive security, through activity and “eyes on the street”.
- Ground floor entrances would add to the streetscape continuity of patios and front entrances, as consistent with the Pixel building to the north and would pay homage to many of the historic homes in the community which have defined individual entryways and/or front porches.

Mobility and Traffic

This development will add significant density to the site near the Sunnyside LRT Station; more new neighbours will help support a healthy, vibrant shopping and commercial district. This is an 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.

Social Considerations

The Applicant's proposed purpose-built rental development is a welcome addition to our already diverse community and builds on the strong mix of rentals, home ownership and social housing that has long been entrenched in Hillhurst Sunnyside. Most of the redevelopment within the Transit Oriented Development area has included single and dual person apartments and condos. While several new purpose-built rental buildings have been built during the current recession, the rental rates on these newer rental buildings seem to cater to exclusively to higher incomes.

We would like to see additional three-bedroom designs as co-habitation is the most effective method to increase density and to keep our local inner city schools open. A diverse housing mix, affordability, and family-friendly housing are priorities within the ARP.

Heritage Considerations

HSCA would like to see consideration of repurposing architectural elements when historic homes are razed. HSCA recently worked with different developer/applicant on 5th Avenue to allow access for photo documentation and allow for community salvage before demolition.

Although the 9A Street homes are not identified on the City's Inventory of Historic Resources, the community feels it is important to document the evolution of the community, which was also reinforced in the former City of Calgary Developed Areas Guidebook. This would serve two purposes: provide a goodwill gesture to the community and to reduce tonnage to the landfill through the recycle/reuse of heritage architectural elements.

Engagement

Despite the ongoing challenges of the Covid-19 pandemic, spring & winter shutdowns of the Hillhurst Sunnyside Community Association building and resourcing limitations, we have made efforts to engage with the applicant and City File Managers and inform our community about the proposed development.

While there has been opposition from some community members on the proposed height of the building, there has also been a positive response from other affected neighbours, albeit with concerns regarding parking enforcement. We trust that neighbours' feedback will be strongly considered by the Applicant and the City during the review process.

Timeframe	Type of Engagement
April 2020	HSCA is contacted by O2 to request a virtual meeting with its planning committee
May 2020	O2 and Jemm representatives present to a subcommittee of the HSPC on the proposed Land Use and ARP-compliant amendments

May 2020	Applicant provided a dedicated project website to collect feedback at https://jemm.ca/9a-street-nw
Oct 2020	Applicant/architect's presentation to a public e-meeting of the HSPC (attended by City of Calgary File Manager); clarification added re: the City's required main floor height, resulting in a 1m over height relaxation to the ARP
Throughout	Contact with the City of Calgary File Managers to discuss residents' feedback and timelines

In addition to the City of Calgary's onsite signage postings and mailed notices to adjacent property owners, HSCA's community notifications included the following:

- **City of Calgary application package posting** | <https://hsc-community-planning.mn.co/posts/6095841>
- **Detailed notice** | <https://hsc-community-planning.mn.co/posts/loc2020-0045-223-231-9a-street-nw>
- **Facebook notice** | <https://www.facebook.com/hillhurstsunnyside/posts/2994757293913029>
- **June 2020 e-newsletter** | <https://mailchi.mp/hsc.ca/juneenewsletter>
- **Invitation to Oct 2020 meeting** | <https://hsc-community-planning.mn.co/posts/community-chats-4>
- **DP notice** | <https://hsc-community-planning.mn.co/posts/dp2020-8227-jemm-properties-the-hive>
- **January 2021 e-newsletter** | <https://mailchi.mp/hsc.ca/january-e-news>

Please keep us in the loop on any status updates on this important development project.

Hillhurst Sunnyside Planning Committee
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