Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple addresses, LOC2020-0122

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give first and second readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 5);

2. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church or until any other mechanism to ensure such designation is in place;

3. Give first and second readings to the proposed redesignation of 0.36 hectares ± (0.91 acres ±) located at 1110, 1114, 1120, 1124, 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28) from Commercial – Corridor 1 (C-COR1f2.8h13) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control District to accommodate multi-residential development and the preservation of a historic building, with guidelines (Attachment 4); and

4. Withhold third reading pending Municipal Historic Designation of the Hillhurst Baptist Church or until a legal mechanism to protect the Hillhurst Baptist Church as an historical resource through the Historical Resources Act is in place.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for the conservation of an important historic building and to accommodate for multi-residential housing in a street-oriented building.
- The application will accommodate multi-residential housing, commercial development and the conservation of an important historic building.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP), as amended.
- What does this mean to Calgarians? The proposal allows for more diversity in housing and commercial opportunities in a walkable neighbourhood and within 600 metres of the existing Sunnyside LRT Station.
- Why does this matter? The proposal will conserve and reuse a historic building for commercial use and add residential density adjacent to the 10 Street NW Neighbourhood Main Street, which will support local businesses and use of nearby transit infrastructure.
- An amendment to the *Hillhurst/Sunnyside ARP* is required to accommodate amended building heights and densities.
- A development permit has been submitted and is under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods, A prosperous city.

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DISCUSSION

This application was submitted by O2 Planning and Design on behalf of the landowners, Churchstone Enterprises Limited, Midelco Holdings Limited, David HM Wong and Elaine Lai-King Wong, on 2020 August 13.

The approximately 0.37 hectare site is located in the northwest community of Hillhurst. It is approximately 150 metres (3 minute walk) to the Sunnyside LRT Station and is adjacent to the 10 Street NW Neighbourhood Main Street. Currently, the site is developed with apartments and the Hillhurst Baptist Church, which most recently has been used as a commercial space. The proposed DC District includes requirements for the historic designation of the Hillhurst Baptist Church building and allows for a mix of residential and commercial development. A maximum building height of 20 metres and a maximum floor area ratio (FAR) of 4.0 is proposed in the DC District. A development permit (DP2020-6663) for a six-storey multi-residential development (Attachment 7) has been submitted and will be presented to CPC for decision once review is complete.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant

☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with public stakeholders and the community association was appropriate.

The applicant has provided an outreach summary (Attachment 3) of outreach completed with public stakeholders and the Hillhurst Sunnyside Community Association. Engagement and outreach included a project website, meetings with the Hillhurst Sunnyside Community Association and meetings with adjacent landowners. The project website included materials that would typically be included in an open house as an in-person event was not possible due to COVID-19 protocols. The website received 648 unique visits. Main themes from outreach included mixed opinions regarding the height and density of the building. Some felt that a six-storey building was an appropriate density for the site, while others expressed concern of the impacts on surrounding residences due to shadowing and potential impacts on privacy. There was general support for retaining the Hillhurst Baptist church, although feedback was also received that questioned the value of retaining the building.

The applicant team also met with the Hillhurst Sunnyside Community Association in May 2021 to provide a project update and to show how previous feedback has been incorporated into the project. In response to the feedback received during outreach and reviews with Administration, the applicant has increased the building setback along the lane, provided a stepback/chamfer at the sixth floor along the rear and west side of the building (where the building is adjacent to existing lower-density development), the applicant will complete improvements to the lane and

will designate the Hillhurst Baptist Church as a Municipal Historic Resource as part of the land use amendment. Administration is in support of the application and the proposed amendments to the design/ land use/ historic preservation.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published online and notification letters were sent to adjacent landowners.

Administration received one letter of support and 10 letters of opposition. Additionally, a petition was received with 71 signatures in opposition of the project. Comments received are summarized as follows:

- perspective that the proposal is not aligned with the policies of the *Hillhurst/Sunnyside ARP*;
- concerns over projection into lower-density residential areas;
- support for heritage designation of the Hillhurst Baptist Church building;
- concerns over traffic and parking, particularly in the laneway;
- preference to retain low-rise and low-density built forms on the west side of the development site;
- potential for privacy and overlooking issues;
- impacts on the pedestrian realm; and
- perspective that the location is inappropriate for high density development.

Hillhurst Sunnyside Community Association provided a letter on 2021 May 31 (Attachment 6). The comments focus on:

- support for heritage designation of the Hillhurst Baptist Church;
- support for purpose-built rentals and encouragement to include two and three bedroom units in the development;
- impacts to surrounding dwellings due to the building's mass;
- desire to see greater building setbacks and stepbacks from property line where the building meets a lane;
- uncertainty over how development will transition to lower-density areas to the west;
- desire to see improved public realm and multi-modal infrastructure around the site; and
- desire for Mobility Assessment and Plan completed for the community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The parking requirements, final building design, public realm considerations and details on upgrading of the Hillhurst Baptist Church will be further reviewed and determined through the development permit, which will be presented to Calgary Planning Commission for decision.

Following Calgary Planning Commission consideration of this land use application and ARP amendment, notifications for Public Hearing of Council will be posted on-site and mailed to

adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social
The proposal increases housing in an area that is adjacent to a Neighbourhood Main Street. It is in close proximity to transit, as well as amenities required to fulfill daily needs. Additionally, the conservation of a heritage building will contribute to the retention of historical elements within the community.

Environmental
Administration has reviewed this application in relation to the objectives of the *Climate Resilience Strategy* programs and actions. The applicant has committed to providing 15 electric vehicle charging stations as part of the corresponding development permit application. Additionally, the remainder of the parkade will be outfitted with conduits to allow the implementation of additional electric vehicle charging stations in the future. This supports Program 4: Electric and Low-Emissions Vehicles of the *Climate Resilience Strategy*.

Economic
The proposal enables new rental housing that will allow for greater housing choice in the Hillhurst/Sunnyside area. It will also refurbish the commercial space in the Hillhurst Baptist Church Building, allowing for local business to contribute to the vitality of the area.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENT(S)
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Direct Control District
5. Proposed Amendments to Hillhurst/Sunnyside Area Redevelopment Plan
6. Community Association Response
7. Development Permit (DP2020-6663) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform