

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2020-6663

RECOMMENDATION:

That Calgary Planning Commission approve Development Permit DP2020-6663 for Dwelling Unit and Retail and Consumer Service (1 building) at 1110, 1114, 1120, 1124 and 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit proposes a six-storey, 150-unit multi-residential development, along with the protection and adaptation of a Municipal Historic Resource.
- The development aligns with relevant policies of the *Municipal Development Plan* (MDP) and *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The development will provide more housing options in close proximity to transit, a Neighbourhood Main Street, and local amenities.
- Why does this matter? Residential growth in this location promotes low carbon lifestyles, use of existing transit infrastructure, and appropriately scaled densification of the City's Established Area. The application will protect and re-use an important historic building in the community of Hillhurst.
- The design and materials were carefully considered and are subject to the Conditions of Approval (Attachment 2). The proposal is in general alignment with Land Use Bylaw 1P2007.
- During the land use amendment application process (LOC2020-0122), Council directed, through a Motion Arising, that the development permit application be reviewed by Calgary Planning Commission.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by J+S Architects on behalf of the landowners, Churchstone Enterprises Limited, Midelco Holdings Limited, David HM Wong, and Elaine Lai-King Wong on 2020 October 20.

The approximately 0.37 hectare site is located in the northwest community of Hillhurst. It is located approximately 150 metres (3-minute walk) from 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.

This development permit application proposes a six-storey multi-residential development consisting of a mix of studio, one-bedroom, two-bedroom and three-bedroom units. The application also includes the renovation and adaptive re-use of the historic Hillhurst Baptist Church, which was designated as a Municipal Historic Resource through a land use amendment approved by Council on 2021 July 26. Refer Development Permit Plans (Attachment 3) and to the Applicant's Submission (Attachment 4) for further information.

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2020-6663

As part of the review process, this application was reviewed by The Urban Design Review Panel (UDRP) on 2020 December 20. Comments from UDRP are included in Attachment 5. Drawing amendments for the application were reviewed by the City Wide Urban Design team, and UDRP comments have been addressed to the satisfaction of The City Wide Urban Design team.

Overall, the application provides increased housing options and residential growth adjacent to a Neighbourhood Main Street, in close proximity to the Sunnyside LRT Station, and within walking distance to amenities and services. It also protects and provides for the adaptive re-use of a historic resource that is one of the last remaining buildings of its type in Calgary. The proposal aligns with the relevant policies of the *Municipal Development Plan* (MDP) and the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP).

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation. Conditions of Approval for the Development Permit are included in Attachment 2.

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 and development permit applications on the subject site, 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 a summary of outreach (Attachment 7) completed with public stakeholders and the Hillhurst Sunnyside Community Association. The engagement covered both the development permit and land use amendment on the subject site (LOC2020-0122). The land use amendment was approved by Council on 2021 July 26.

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 because 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 comments expressed 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 made several alterations to the proposed development. These changes include carefully considered design elements where the building interfaces with lower density residential development, specifically building stepbacks above the fourth and fifth floors. The

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2020-6663

application also includes improvements to the existing lane, as well as required upgrades to the Hillhurst Baptist Church.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of support and 14 letters of opposition. Comments received through both the development permit and land use application process are summarized as follows:

- concerns over projection into lower-density residential areas;
- preference to retain low-rise development on the west side of the site;
- concerns over traffic and parking, particularly in the laneway;
- potential for privacy and overlooking issues;
- varying support for heritage designation of the Hillhurst Baptist Church building;
- impacts on the pedestrian realm; and
- perspective that the location is inappropriate for high density development.

The Hillhurst Sunnyside Community Association provided an updated letter in response to the application on 2021 September 01 (Attachment 6). The comments focus on:

- desire to see a maximum height of three-storeys on the western portion of the building;
- desire to see a greater material mix or visual interest on the east side of the building;
- suggested improvements to units at grade to create a strong interface between the development and public realm;
- using high-quality materials and lighting on the development;
- thoughtful programming and landscaping of the two courtyard spaces in the development;
- minimizing the impacts of waste and recycling facilities on the surrounding area;
- considering pedestrian and vehicular movement through the lanes;
- desire to see powerlines in the lane buried; and
- a desire to not grant street parking permits to residents of the development.

Previous letters from the Community Association have been included as an appendix to the September 01 letter in Attachment 6.

Administration has considered the feedback from the public and Community Association. The applicant has revised their proposal in response to public and community association comments. While the applicant has not stepped the building's western edge down to be three storeys as suggested by the community, it is felt that the unique shape of the site allows for an adequate transition from the subject site to low-density residential development to the west. A private parcel is also located to the west of the development site that forms a transition between the majority of the development site and buildings to the west. It is anticipated that this parcel would also redevelop in the future.

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2020-6663

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

The proposed development would enable a greater range of housing options in a location that is adjacent to a Neighbourhood Main Street and in close proximity to services and transit. It would also contribute to the *Municipal Development Plan* goal of providing appropriately scaled densification of the City's Established Areas. The applicant has also stated their intent to repurpose the Hillhurst Baptist Church building into a community hub, which is planned to include childcare, counselling services and a small café/bookstore.

Environmental

Administration has reviewed this application against the applicable policies in the [Climate Resilience Strategy](#). The application includes 20 electric vehicle charging stations in the parkade. An additional 100 stalls will include conduit to allow for the implementation of future electric vehicle charging stations. The building is also proposed to have mid-high efficiency mechanical systems and building envelope, which exceeds the [National Energy Code of Canada for Buildings](#) (2015) targets by at least 15 per cent. Additionally, by maintaining the Hillhurst Baptist Church building, the project will reduce the amount of construction materials entering the landfill.

Economic

The proposed development permit would provide 150 residential dwelling units and approximately 412 square metres of commercial space. The development would provide increasing housing opportunities and may supports local business opportunities within the community.

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. Conditions of Approval
3. Development Permit Plans
4. Applicant Submission
5. Urban Design Review Panel Comments
6. Community Association Response
7. Applicant Outreach Summary

**Planning & Development Report to
Calgary Planning Commission
2021 November 18**

**ISC: UNRESTRICTED
CPC2021-1474
Page 5 of 5**

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2020-6663

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform