

**POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
BETWEEN 10 STREET TO 11A STREET NW
BYLAWS 6P2016 AND 34D2016**

MAP 21C

EXECUTIVE SUMMARY

This proposal is a City initiated land use amendment to implement the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). The redesignation seeks to amend the existing land use from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to provide for street-oriented medium density mid-rise multi-residential development with a limited range of support commercial uses, and includes implementation of the density bonusing provision.

Minor housekeeping amendments to the Hillhurst/Sunnyside ARP are also proposed in order to ensure consistency and to clean up errors. These amendments propose:

- to delete “Figure E – 5 Avenue Concepts” illustration of Part II Transit Oriented Development Area because the figure does not accurately reflect the text in the policy;
- to amend Section 3.1.5 of Part II Transit Oriented Development Area in order to clarify how the density bonusing is calculated; and
- to update a number of maps in the ARP.

PREVIOUS COUNCIL DIRECTION

On 2014 March 31, Council received for information the 2014 Corporate Land Use Planning Work Program PUD2014-0091. The 2014 Corporate Land Use Planning Work Program advised on major planning projects for the 2014 and 2015 year. The work program outlines Hillhurst/Sunnyside ARP implementation work including City initiated land use amendments.

ADMINISTRATION RECOMMENDATION(S)

2016 January 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 6P2016 and 34D2016; and

1. **ADOPT** the proposed amendments to the Hillhurst/Sunnyside Area Redevelopment Plan, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 6P2016.
3. **ADOPT** the proposed redesignation of 1.00 hectares ± (2.48 acres ±) located at 1110, 1116, 1122, 1124, 1128, 1130, 1132, 1134, 1138A, 1140, 1202, 1204, 1206, 1210, 1212, 1214, 1218 and 1220 – 5 Avenue NW (Condominium Plan 9910368, Units 1 to 60; Plan 5609J, Block T, Lots 8 to 17, 19 and 20; Plan 9311253, Units 1 and 2; Plan

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5609J, Block S, Lots 1 to 10) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to accommodate Medium Density Mid-Rise Multi-Residential Development, in accordance with Administration's recommendation; and

- 4 Give three readings to the proposed Bylaw 34D2016.

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment implements the vision and policies in the Hillhurst/Sunnyside Area Redevelopment Plan and is consistent with the Municipal Development Plan (MDP).

The City initiated land use amendment of the entire block ensures a comprehensive approach to the overall development of the block and reinforces policies in the Area Redevelopment Plan, including site design and built form, for future redevelopment of the area.

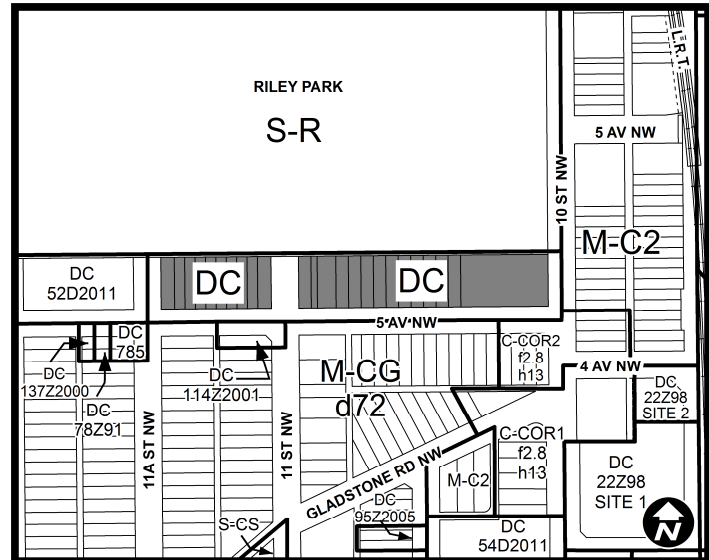
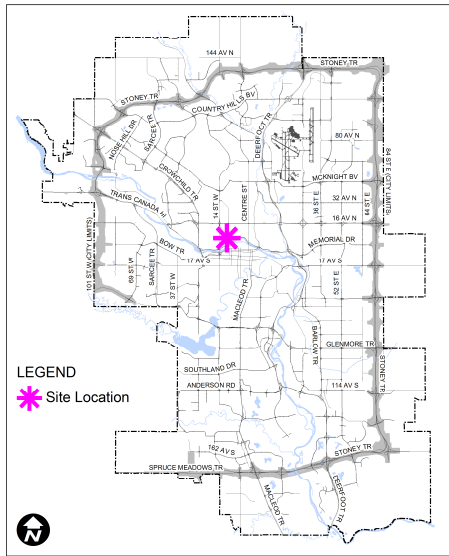
ATTACHMENTS

1. Proposed Bylaw 6P2016
2. Proposed Bylaw 34D2016
3. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|--|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendments to the Hillhurst/ Sunnyside Area Redevelopment Plan (APPENDIX I);

Moved by: G. Morrow

Carried: 9 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 1.00 hectares ± (2.48 acres ±) located at 1110, 1116, 1122, 1124, 1128, 1130, 1132, 1134, 1138A, 1140, 1202, 1204, 1206, 1210, 1212, 1214, 1218 and 1220 – 5 Avenue NW (Condominium Plan 9910368, Units 1 to 60; Plan 5609J, Block T, Lots 8 to 17, 19 and 20; Plan 9311253, Units 1 and 2; Plan 5609J, Block S, Lots 1 to 10) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to accommodate Medium Density Mid-Rise Multi-Residential Development with guidelines (APPENDIX II).

Moved by: G. Morrow

Carried: 9 – 0 |

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Applicant:

The City of Calgary

Landowner:

Various

PLANNING EVALUATION

SITE CONTEXT

The subject site is comprised of eighteen parcels situated on the north side of 5 Avenue NW between 10 Street and 11A Street NW in the community of Hillhurst. The site is currently occupied by a mix of older single detached dwellings, semi-detached dwellings, and three to five storey apartments adjacent to 10 Street NW.

Riley Park is directly to the North of the subject site. To the east is 10 Street NW and the commercial area of Hillhurst/Sunnyside. The vacant block to the west of 11A Street is designated Direct Control based on the Multi-Residential High Density Low Rise (M-H1) District of Bylaw 1P2007 and will be a new multi-residential development consisting two buildings that vary between six to eight storeys in height. Low density residential developments with M-CGd72 land use designation are to the south. One parcel directly south of the block between 11 to 11A Street is designated Direct Control (Bylaw 114Z2001) and is currently an office for a financial service and a contractor business.

The subject site is situated within walking distance (400 metres / 5 - 10 minutes) of the Sunnyside LRT station.

LAND USE DISTRICTS

The proposed land use district is a DC Direct Control District based on the Multi-Residential – High Density Low Rise (M-H1) District of Land Use Bylaw 1P2007. Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A DC District has been used for this application to allow for specific density bonus provisions in the Hillhurst/Sunnyside Area Redevelopment Plan (ARP).

In addition to allowing for medium density mid-rise multi-residential developments, the Direct Control District has a number of key components:

- it allows for a range of residential uses under the Multi-Residential – High Density Low Rise (M-H1) District;

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- it allows developments to include a limited range of support commercial uses, restricted in size and location within the building; and
- it allows for the implementation of the density bonus provisions in the Hillhurst/Sunnyside Area Redevelopment Plan. The ARP allows for an increase in density to a maximum floor area ratio of 4.0 through the density bonus provision.
- Maximum height will be 20.0 metres. There is a provision, Section 3.2.3 (10) in the ARP that allows the maximum height to increase to 26.0 metres at certain locations described by the policies. The height rules in the Direct Control District have been developed to align with the ARP.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site is identified on the Urban Structure Map of the MDP (Map 1) as being within the Developed Inner City Area. The Inner City Area comprises residential communities that were primarily subdivided and developed prior to the 1950s. Key features of these areas are a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets.

Hillhurst/ Sunnyside Area Redevelopment Plan (ARP)

The subject site falls within the Transit Oriented Development Area of the ARP, approved by Council in 2009 February. The subject site is situated in the area identified as Medium-density Mid-Rise area on Land Use Policy Area Map (Map 3.1) of the ARP. The Medium-density Mid-Rise Area is intended to accommodate new development in a form that is compatible with the existing character of the community. It allows for higher density development provided that the project is designed to meet the design principles and guidelines set out in the ARP.

Development must be street-oriented in design in a mid-rise format. Modest increases in height may be allowed to occur in key locations that would highlight gateway entrances into Riley Park.

In 2012 November, Council approved an amendment to the Hillhurst/Sunnyside ARP to include density bonus provisions, which allow for a density increase up to the maximum floor area ratio specified in the ARP. The density increase is subject to a contribution to the community amenity fund. This fund has been established as a means of gaining public amenities in exchange for a level of density that surpasses the allowable base density under the provisions of the land use district.

Proposed Area Redevelopment Plan Amendment

Minor amendments to the Hillhurst/Sunnyside ARP are proposed and are considered housekeeping amendments to ensure consistency and to correct errors.

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- Administration is proposing to delete “Figure E – 5 Avenue Concepts” from Part II Transit Oriented Development Area to avoid confusion as it does not accurately represent the text of the policy under Section 3.2.3 (10) for building heights along 5 Avenue NW. This amendment is necessary to provide consistency throughout the ARP document. This amendment is considered housekeeping and is not proposing any changes to the building heights already approved in the ARP.
- While reviewing the density bonusing provision in the ARP, Administration has identified an error with using base density that is lower than the minimum density to calculate the density bonusing contribution. A minimum density has been set in order to ensure that new development will contribute to the vibrancy of the street and to ensure that the building mass will be large enough to contribute to an appropriate street wall.

The text in the policy is proposed to be amended so that the base density for certain sites will be based on the minimum density as required by the ARP, rather than the base density as established through the land use prior to redesignation.

- In addition, Administration has identified several clerical errors to a number of maps that were overlooked as part of previous amendments to the ARP. Therefore, housekeeping amendments that correct these mapping errors have been included as part of the ARP amendments.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) or parking study were not required for this land use amendment application but may be required as part of any future development permit application. The Direct Control District stipulate vehicular access must be from the lane or the side streets, 11 or 11A Street NW.

UTILITIES & SERVICING

Site servicing for this development has been reviewed by Development Engineering. Required on or off site upgrades at the development stage will be the responsibility of the developer.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

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GROWTH MANAGEMENT

The proposed amendment does not require additional capital infrastructure investment and therefore there are no growth management concerns at this time. The proposal is in alignment with the Municipal Development Plan references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Community consultation has been completed through the regular land use application circulation process. As well, the City has attended two evening community meetings to discuss the application with the Hillhurst/Sunnyside Community Association. The Community Association provided final comments in opposition of the proposed land use amendment. Their letter is included in APPENDIX IV of this report. The main concern raised is the building height of 26.0 metres. The Community Association stated ARP amendments may be necessary to address their concerns.

Administration is not proposing any amendment to the building height policies of the ARP at this time as the proposed land use amendment is in keeping with the existing Council approved ARP policies. There was extensive public engagement involved with preparing the major ARP amendments in 2009. In 2012, the adjacent land use amendment on 5 Avenue went through a similar land use application and included amendments clarifying the allowable maximum building height envelope.

Citizen Comments

Individual property owners were contacted regarding the land use amendment application. Questions regarding the scope of the land use amendment and the Direct Control District were received and responded to by Administration.

In response to the notice posting on site, individual responses were received. The feedbacks were varied and are similar to the public meeting comments summarized below.

Public Meetings

A Hillhurst/Sunnyside information session was held on 21 April 2015 at the Sunnyside School. This event was not specifically a public engagement for the proposed land use amendment. The information session was to provide details and updates on recent development activities and public realm improvement in the Hillhurst/Sunnyside community. It was also planned to provide residents with an opportunity to ask City planning staff questions about the Area Redevelopment Plan and the planning process. This session was attended by almost 200 residents and interested parties.

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Two display boards regarding this land use amendment application were presented at this session. A board included information on the land use application and another board shown concept models of potential development scenarios for the sites along 5 Avenue NW. Administration can generally summarize the opinions expressed at the information session and in the completed feedback forms related to this land use amendment as follows:

Feedback	Administration's Response
Support of the proposed City Initiated land use amendment (mainly those who are landowners of the subject site)	None required.
Opposition to the proposed maximum building height	Administration is not proposing any height changes to what is allowed in the ARP.
Concern that aesthetics of new development does not reflect the heritage nature of the community and would like design standards for the community.	Details on building design will be evaluated at the Development Permit stage. The ARP also includes specific design guidelines for redevelopment.
Concern with increased traffic and lack of parking due to development construction and increase density.	Administration is not proposing changes to allowed density in the ARP. Traffic impacts will also be reviewed at the development permit stage. All Land Use Bylaw parking requirements will have to be met onsite.
Concern with the Addiction Treatment use in proposed DC.	The existing land use (M-CG) already contains Addiction Treatment as a discretionary use. The proposed DC is based on the M-H1 District and intends to keep Addiction Treatment as a discretionary use. Addiction Treatment is a listed discretionary use in every Multi-residential and commercial district of Bylaw 1P2007. There are several layers of policy that state that the entire continuum of care uses forms a complete community and is critical to meeting the growing need for a wide range of specialized accommodation and care in Calgary. The 'care group of uses' includes Assisted Living, Residential Care, Addiction Treatment, and Custodial Care.

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APPENDIX I

**AMENDMENTS TO HILLHURST/ SUNNYSIDE
AREA REDEVELOPMENT PLAN**

- (a) In Part I, delete existing Map 3 entitled “Residential Character Areas” and replace with the revised Map 3 entitled “Residential Character Areas” (APPENDIX V).
- (b) In Part I, delete existing Map 4 entitled “Sites Requiring Implementation Action” and replace with the revised Map 4 entitled “Sites Requiring Implementation Action” (APPENDIX VI).
- (c) In Part I, Section 4.2 Context, in the third paragraph, in the first sentence, delete the number “6” and replace with the number “5”.
- (d) In Part I, delete existing Map 5 entitled “Area Schools” and replace with the revised Map 5 entitled “Area Schools” (APPENDIX VII).
- (e) In Part I, delete existing Map 6 entitled “Transportation System” and replace with the revised Map 6 entitled “Transportation System” (APPENDIX VIII).
- (f) In Part II, Section 3.1.5 Density, at the end of the second paragraph add the following:
“Where the base density on a parcel is lower than the minimum density shown in Table 3.1, the minimum density shall be considered to be the base density.”
- (g) In Part II, delete existing Map 1.1 entitled “TOD Study Area” and replace with the revised Map 1.1 entitled “TOD Study Area” (APPENDIX IX).
- (h) In Part II, delete existing Map 3.1 entitled “Land Use Policy Areas” and replace with the revised Map 3.1 entitled “Land Use Policy Areas” (APPENDIX X).
- (i) In Part II, delete existing Map 3.2 entitled “Maximum Densities” and replace with the revised Map 3.2 entitled “Maximum Densities” (APPENDIX XI).
- (j) In Part II, delete existing Map 3.3 entitled “Building Heights” and replace with the revised Map 3.3 entitled “Building Heights” (APPENDIX XII).
- (k) In Part II, Section 3.2.3 Residential Areas, delete Figure E – 5 Avenue Concepts.
- (l) In Part II, delete existing Map 3.4 entitled “Urban Design Initiatives” and replace with the revised Map 3.4 entitled “Urban Design Initiatives” (APPENDIX XIII).

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for street-oriented medium **density** mid-rise **Multi-Residential Development** in compliance with the policies of the applicable local area redevelopment plan;
 - (b) include a limited range of support commercial **uses**, restricted in size and location within the **building**; and
 - (c) implement the density bonus provisions of the applicable local area redevelopment plan.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District, “**street oriented multi-residential building**” means a **Multi-Residential Development** where all of the **buildings** in the **development** include the following characteristics:
- (a) the façade of the **main residential building** on the floor closest to **grade** facing a **street** is comprised of **units** or **commercial multi-residential uses**, and may only include the following additional elements:
 - (i) emergency exits and **public entrances**; and
 - (ii) one (1) vehicle access point from the **lane**, 11 Street or 11A Street NW;
 - (b) **units** and **commercial multi-residential uses** located at **grade** with an exterior wall facing a **street** that provide the following:
 - (i) an individual exterior access within 4.5 metres of a **property line** shared with a **street**; and

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- (ii) sidewalks that provide direct exterior access to the **unit** or **commercial multi-residential use**;
- (c) a public sidewalk located along the entire length of each **property line** shared with a **street**; and
- (d) the facade of **commercial multi-residential uses** located on the floor closest to **grade**, and facing a **street**, provides windows with unobscured glass that:
 - (i) allows views of the indoor space or product display areas; and
 - (ii) occupies a minimum of 65.0 per cent of the facade between a height of 0.6 metres and 2.4 metres.

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 (1) The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Custodial Care;**
- (e) **Live Work Unit;**
- (f) **Multi-Residential Development;**
- (g) **Outdoor Café;**
- (h) **Power Generation Facility – Small;**
- (i) **Residential Care;**
- (j) **Restaurant: Food Service Only – Small;**
- (k) **Specialty Food Store;**
- (l) **Take Out Food Service; and**
- (m) **Temporary Residential Sales Centre.**

- (2) The following **uses** are additional **discretionary uses** in this Direct Control District if they are located in **buildings** used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**, existing at the time of the effective date of this Bylaw:

- (a) **Backyard Suite;**
- (b) **Duplex Dwelling;**
- (c) **Semi-detached Dwelling; and**
- (d) **Single Detached Dwelling.**

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Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** may be increased to 4.0 in accordance with the density bonus provisions contained in Section 9.

Density Bonus

- 9 (1) The **floor area ratio** may be increased to the maximum 4.0 allowed in the Hillhurst/Sunnyside Area Redevelopment Plan in accordance with the bonus provisions contained in subsection (3) and (4).
- (2) For the purposes of this section: “Cash Contribution Rate” means: \$17.85 per square metre for the year 2016. The Cash Contribution Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.
- (3) A density bonus may be earned by a contribution to the Hillhurst/Sunnyside Park Improvement Fund, or any other fund established in the Hillhurst/Sunnyside Area Redevelopment Plan at the time of the **Development Permit** application, such that:

Cash Contribution Amount = Cash Contribution Rate x Total floor area in square metres above the **floor area ratio** of 2.0.

- (4) A density bonus may be earned by the provision of an off-site improvement in accordance with Section 3.1.5.4 of the Hillhurst/Sunnyside Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:

Allowable bonus floor area =
Total construction cost of the off-site improvement / Cash Contribution Rate.

Total construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a **development permit** for a **development** equal to or less than a **floor area ratio** of 2.0. Details of the construction cost will be determined through the **development permit** process.

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Density

- 10 There is no minimum **density** expressed in **units** per hectare. **Density** is expressed in **floor area ratio** as per Section 8.

Building Setbacks

- 11 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a lane is zero metres.
- (4) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres.

Landscaping

- 12 (1) Unless otherwise referenced in subsection (2), a minimum of 40.0 per cent of the area of a **parcel** must be a **landscaped area**.
- (2) The required 40.0 per cent **landscaped area** may be reduced for a **street-oriented multi-residential building** by 2.0 square metres for every 1.0 metres of **frontage** along the **property line** shared with a **street**, not including motor vehicle access driveways, to a maximum 4.0 per cent of the area of a **parcel**.
- (3) The maximum **hard surfaced landscaped area** is:
- (a) 50.0 per cent of required **landscaped area** for a **parcel** containing a **street-oriented multi-residential building**; and
- (b) 40.0 per cent of the required **landscaped area**, in all other cases.
- (4) At least 50.0 per cent of the required **landscaped area** must be provided at **grade**.

Amenity Space

- 13 A **patio** may be located in a **setback area** between a **street oriented multi-residential building** and a **property line** shared with a **street**.

Building Height

- 14 (1) Unless otherwise referenced in subsection (2) and (3) the maximum **building height** is 20.0 metres.

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- (2) At the discretion of the **Development Authority**, the maximum **building height** may be increased from 20.0 metres to 26.0 metres for portions of the **building** within:
 - (a) 23.0 metres from the **property line** shared with 11 Street NW and 30.0 metres from the **property line** shared with 5 Avenue NW; and
 - (b) 23.0 metres from the **property line** shared with 11A Street NW and 30.0 metres from the **property line** shared with 5 Avenue NW.
- (3) The **gross floor area** of each **storey** within the area referenced in subsection (2) (a) and (b) shall not exceed 433.0 square metre.

Vehicle Access

15 Vehicle access must be from a **lane**, 11 Street, or 11A Street NW.

Minimum Motor Vehicle Parking Stall Requirements for Commercial Multi-Residential Uses

- 16
- (1) Unless otherwise referenced in subsection (2), the minimum number of **motor vehicle parking stalls** for **commercial multi-residential uses** is the requirement referenced in Part 4 of Bylaw 1P2007.
 - (2) Where a **street-oriented multi-residential building** contains **commercial multi-residential uses** on the floor closest to **grade**, the minimum number of **motor vehicle parking stalls** is:
 - (a) 1.7 stalls per 10.0 square metres of **public area** for **Restaurant: Food Service Only – Small** and **Outdoor Café**; and
 - (b) 2.0 stalls per 100.0 square metres of cumulative **gross usable floor area** for all other **commercial multi-residential uses**, which is reduced by 1.0 stalls per 50.0 square metres of **gross usable floor area** to a maximum reduction of 3.0 stalls.

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APPENDIX III

ADDRESS LIST

Municipal Address
1110 - 5 AV NW
1116 - 5 AV NW
1122 - 5 AV NW
1124 - 5 AV NW
1128 - 5 AV NW
1130 - 5 AV NW
1132 - 5 AV NW
1134 - 5 AV NW
1138A - 5 AV NW
1140 - 5 AV NW
1202 - 5 AV NW
1204 - 5 AV NW
1206 - 5 AV NW
1210 - 5 AV NW
1212 - 5 AV NW
1214 - 5 AV NW
1218 - 5 AV NW
1220 - 5 AV NW

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APPENDIX IV

COMMUNITY ASSOCIATION COMMENTS



23 April, 2015

Christine Leung
Planner, Local Area Planning & Implementation
The City of Calgary
Calgary T2P2M5
Via e-mail: Christine.Leung@calgary.ca

Dear Ms Leung,

Re: LOC 2014-0140

On behalf of the Hillhurst-Sunnyside Planning Committee, I am writing in response to Land Use Amendment application LOC 2014-0140 on 5th Avenue NW. The Committee has reviewed and discussed the application and wishes to express its strong opposition to it, as well as to make the following comments:

We believe that a LUA of this significance has an impact well beyond adjacent landowners, especially considering there is only one in this case. Since the City did not hold a public meeting of surrounding landowners, we have to base our opinion on two petitions organized by surrounding residents with over 200 and 500 signatories plus numerous e-mails all in opposition to the overall massing of the resulting buildings and the additional floors above 6 storeys. This opposition has only been offset by supportive comments received from one person, who in fact is a property owner within the application area.

Once again, we must make it clear that the Hillhurst-Sunnyside Community Association and many of the community's residents support the ARP's objectives of increasing the population density of the community. However, the proposed 30% increase in height of these buildings does not contribute to this objective since it would accommodate less than a 10% increase in the number of units in each building; which in any case could be accommodated within the 6-storey height.

The original ARP TOD intended that the relaxation of the 20-m height limit to 26 m be used only for relatively minor landmark elements, and not as additional major massing elements. (*"Modest increases may be allowed to occur in key locations that would highlight entrances into Riley Park."* ARP section 3.0 Plan Concept, p. 61). This Land Use Amendment – and the corresponding 2012 amendment to the ARP TOD policies – effectively allow two additional storeys, which negates the original policy intent. Allowing future redevelopment of the remaining parcels to be built-out in this way would create a row of five 8-storey buildings on 5th Avenue.

The effect of 8-storey building massing, i.e. 26 m, on the north side of 5th Avenue is especially inappropriate given the M-CG 12-m maximum height limits on the south side. The ARP TOD policy specifies new development should be *"in a form that is compatible with the existing character of the community."* Eight-storey development along the north side of 5th Avenue does not meet this criterion in our opinion, as the height transition in relation to the street context would be too extreme.

**POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
BETWEEN 10 STREET TO 11A STREET NW
BYLAWS 6P2016 AND 34D2016**

MAP 21C

Finally, the ARP TOD policy states that neither the maximum densities nor heights – including the potential increase to 26 m – “*are not guaranteed entitlements*” but rather are dependent on “*high standards of architectural design*” (ARP p. 65 & 67). This statement has been demonstrated to be too vague in other major projects and leaves interpretation open to subjective opinion, with the result in this case being that the 8-storey maximum would become inevitable. We believe ALL redevelopment should be of high standards, regardless of whether it is 6 or 8 storeys. We believe that the ARP should be amended to establish guidelines which clearly define the meaning and intent of the phrase “high standards” in the context of the ARP.

Thank you for allowing the HSPC to address this application.

Yours sincerely,

Patrick Mahaffey
Vice Chair, Hillhurst-Sunnyside Planning Committee

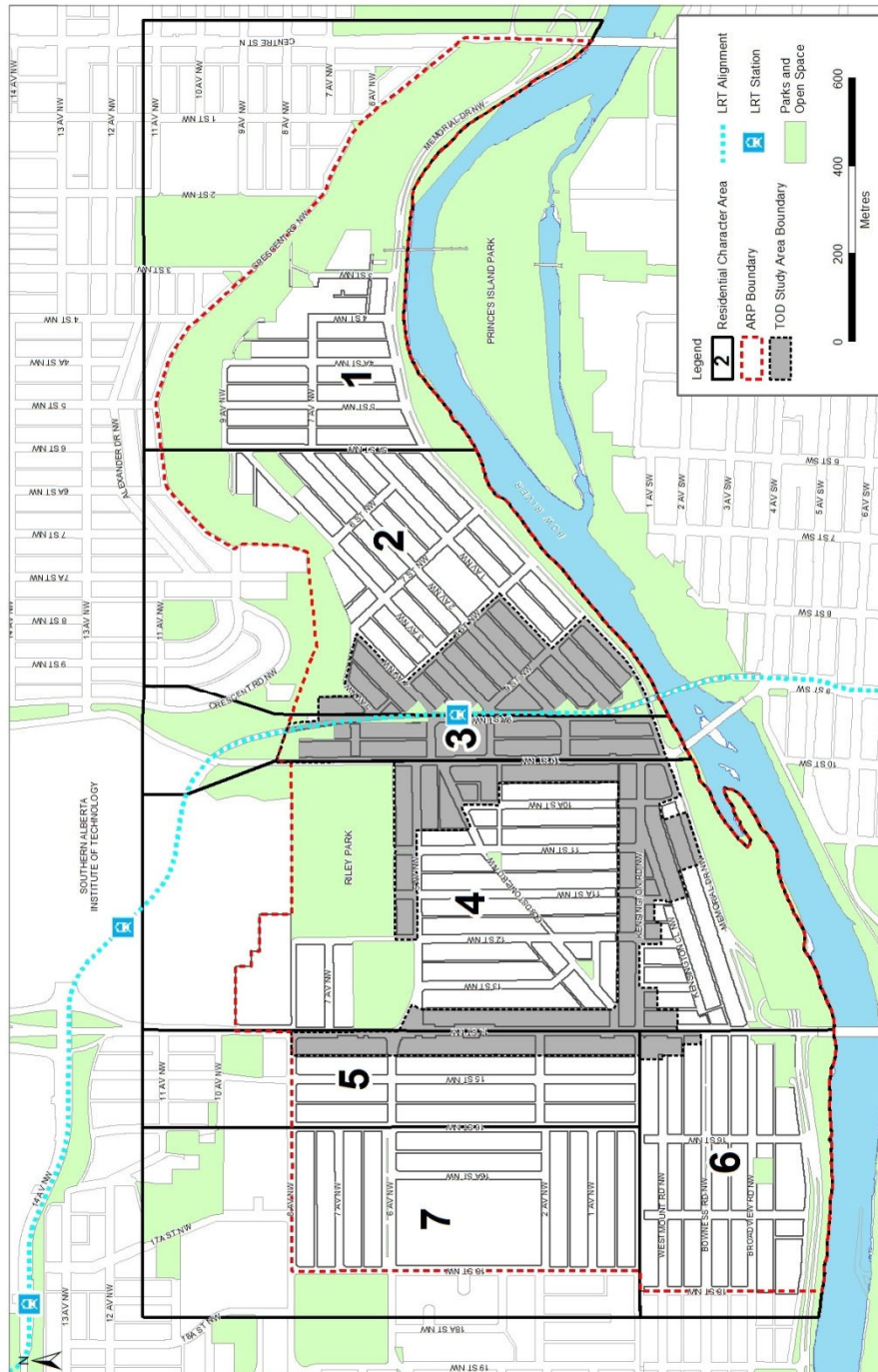
cc: Ward 7 Councillor Druh Farrell (druh.farrell@calgary.ca)
Robert McKercher, Chair, Hillhurst-Sunnyside Planning Committee
Members, Hillhurst-Sunnyside Planning Committee
Lisa Chong, Hillhurst-Sunnyside Planning Coordinator (hscaplanning@gmail.com)

POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
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MAP 21C

APPENDIX V

REVISED MAP 3 – “RESIDENTIAL CHARACTER AREAS”

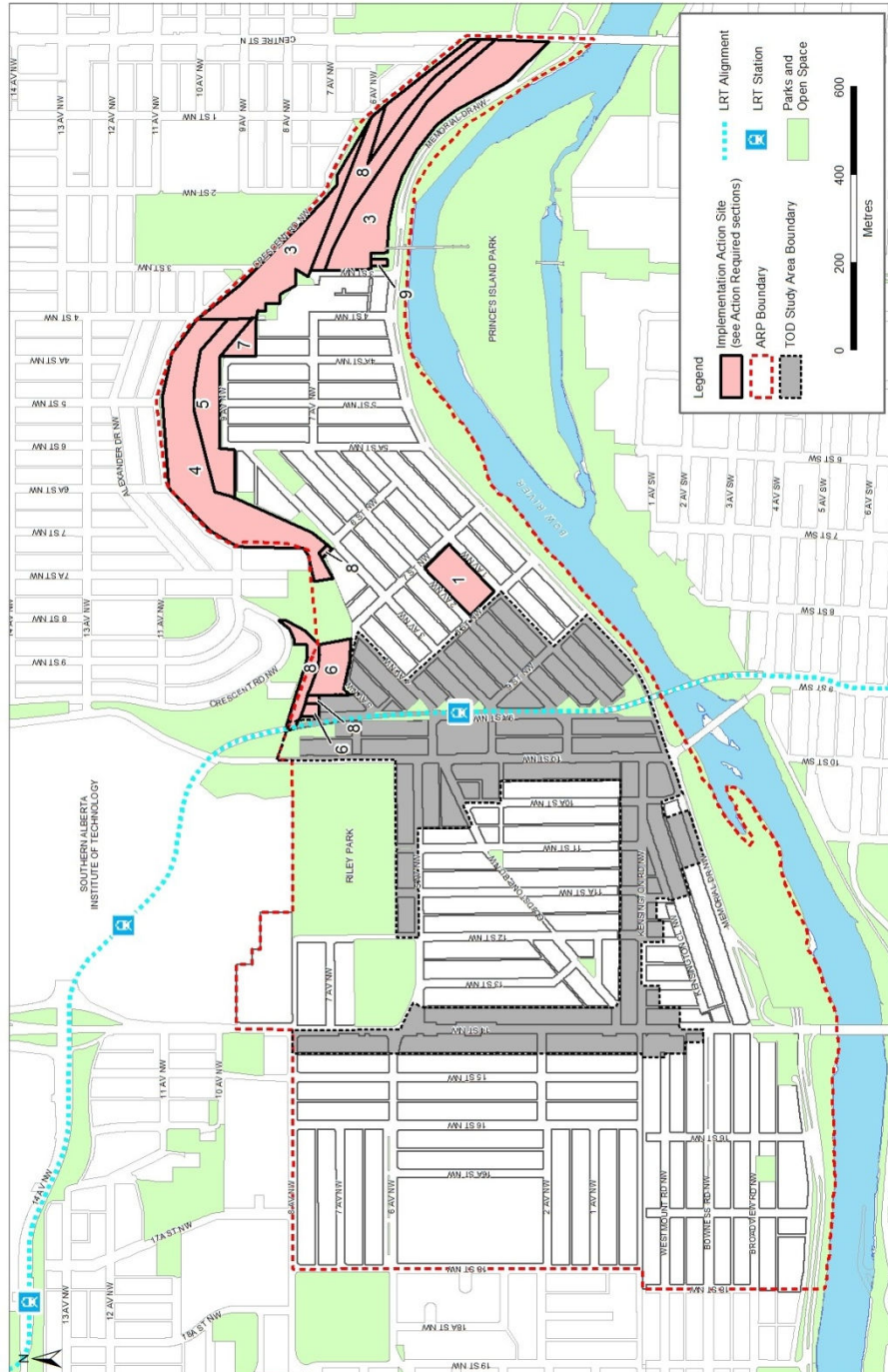


POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
BETWEEN 10 STREET TO 11A STREET NW
BYLAWS 6P2016 AND 34D2016

MAP 21C

APPENDIX VI

REVISED MAP 4 – “SITES REQUIRING IMPLEMENTATION ACTION”

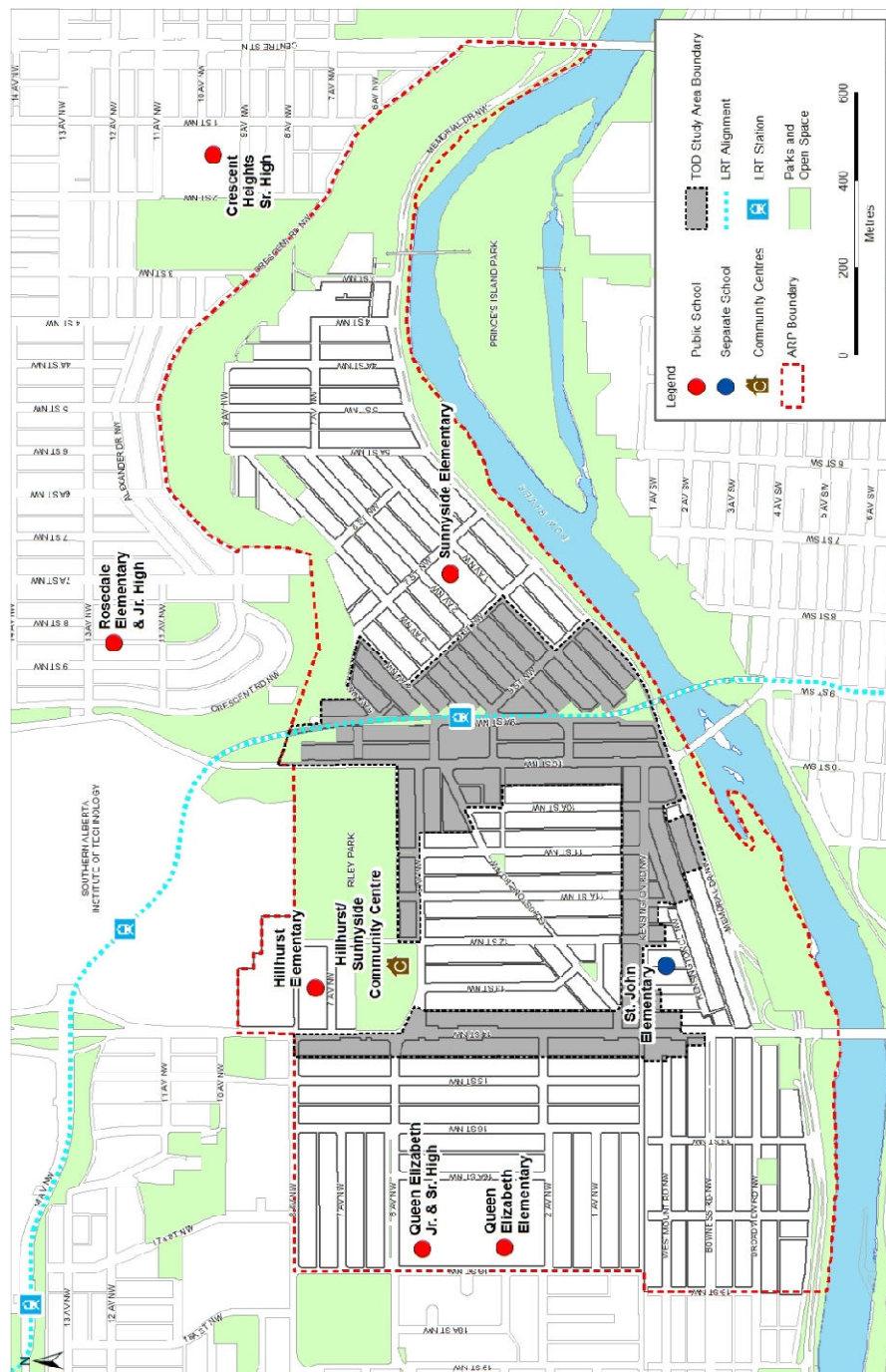


POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
BETWEEN 10 STREET TO 11A STREET NW
BYLAWS 6P2016 AND 34D2016

MAP 21C

APPENDIX VII

REVISED MAP 5 – “AREA SCHOOLS”

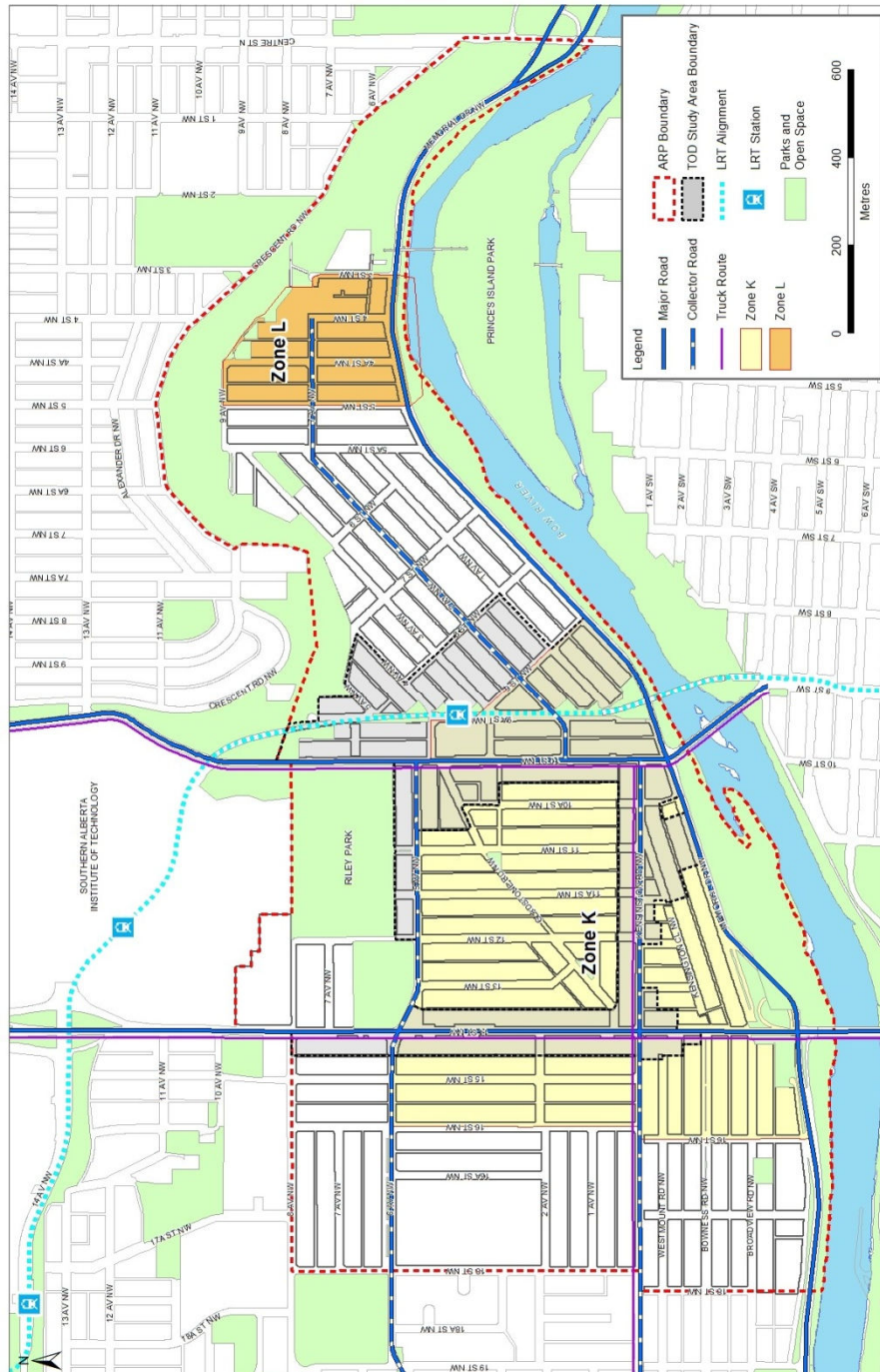


POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
BETWEEN 10 STREET TO 11A STREET NW
BYLAWS 6P2016 AND 34D2016

MAP 21C

APPENDIX VIII

REVISED MAP 6 – “TRANSPORTATION SYSTEMS”

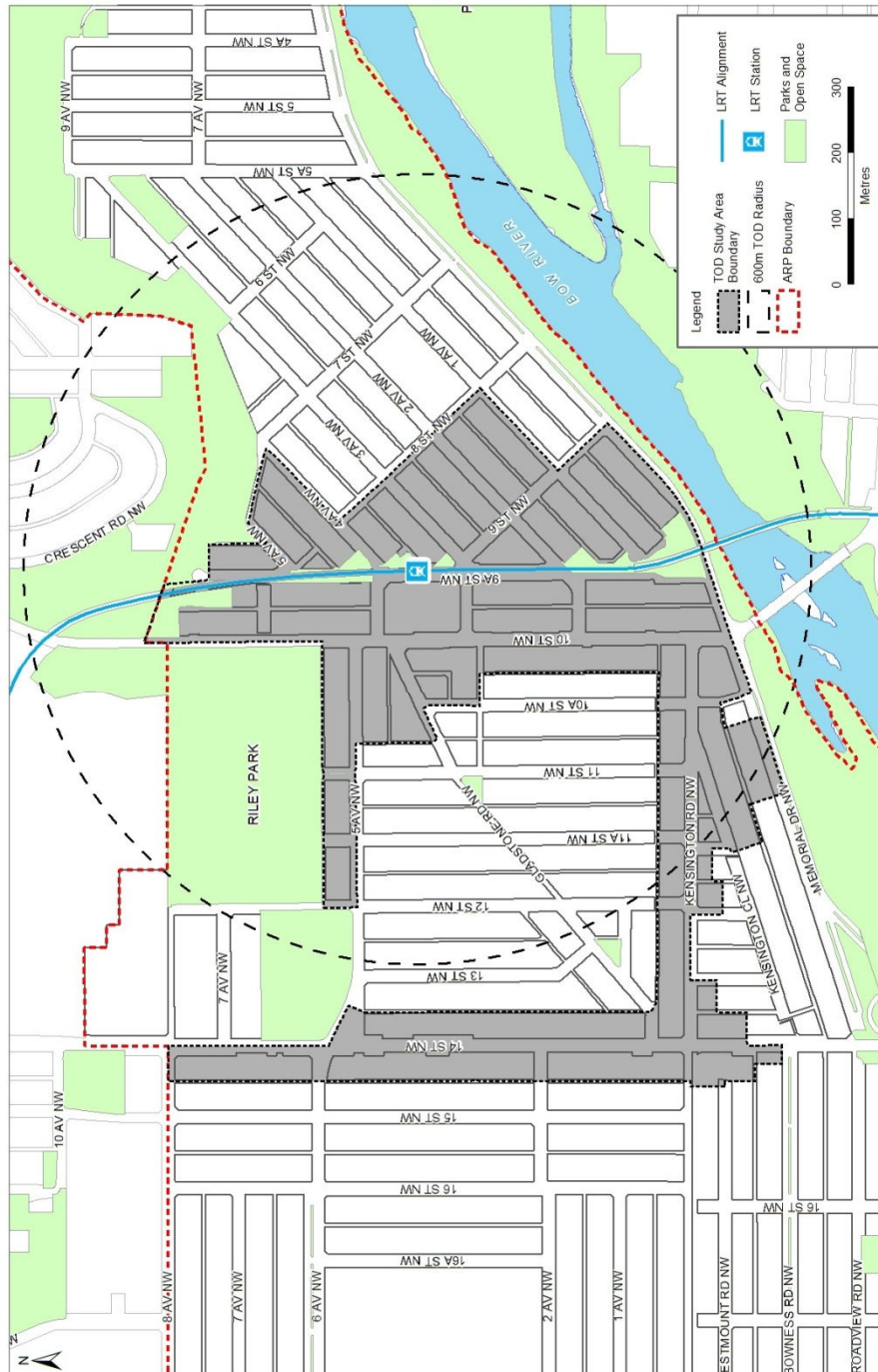


POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
BETWEEN 10 STREET TO 11A STREET NW
BYLAWS 6P2016 AND 34D2016

MAP 21C

APPENDIX IX

REVISED MAP 1.1 – “TOD STUDY AREA”

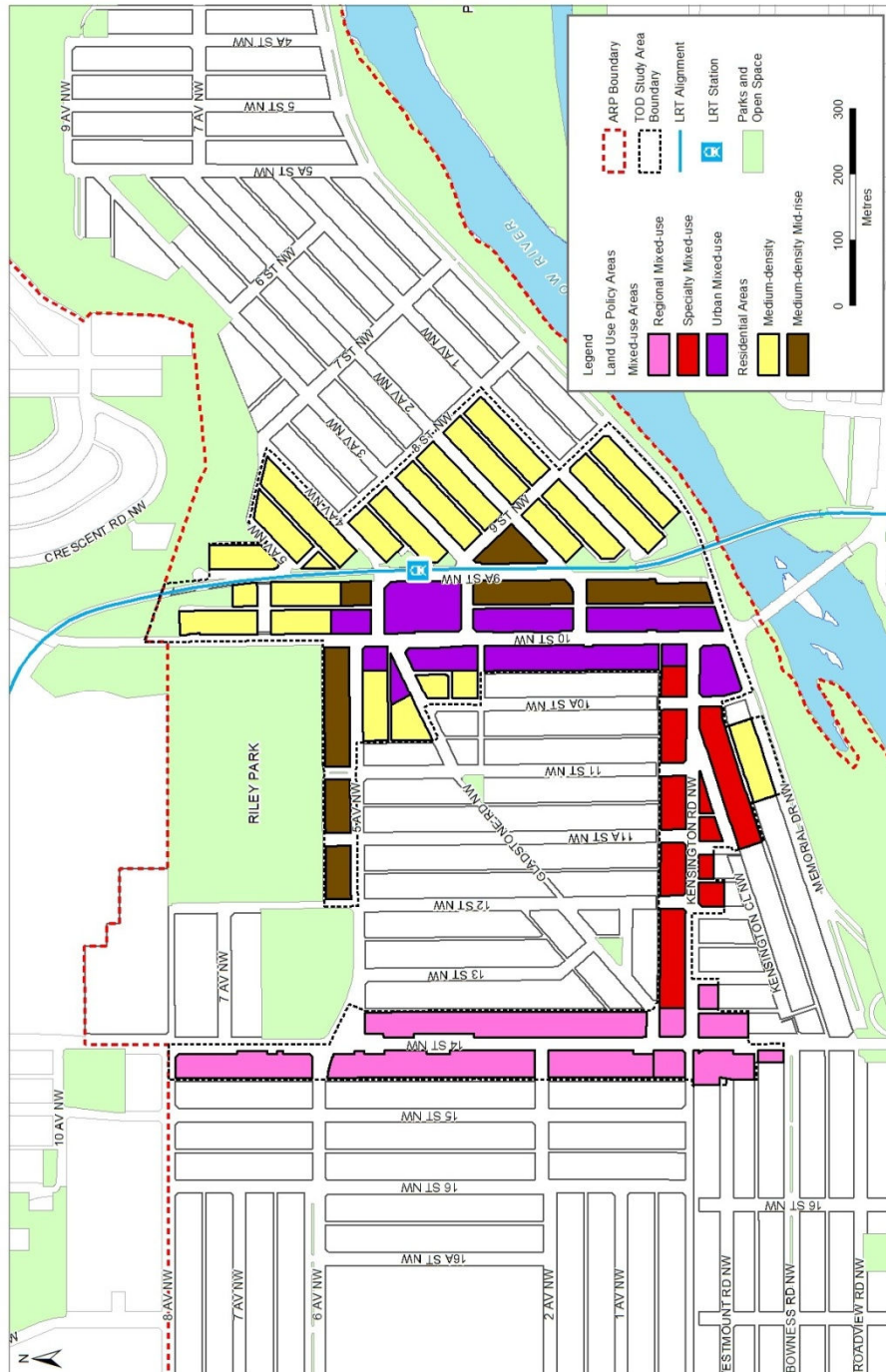


POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
BETWEEN 10 STREET TO 11A STREET NW
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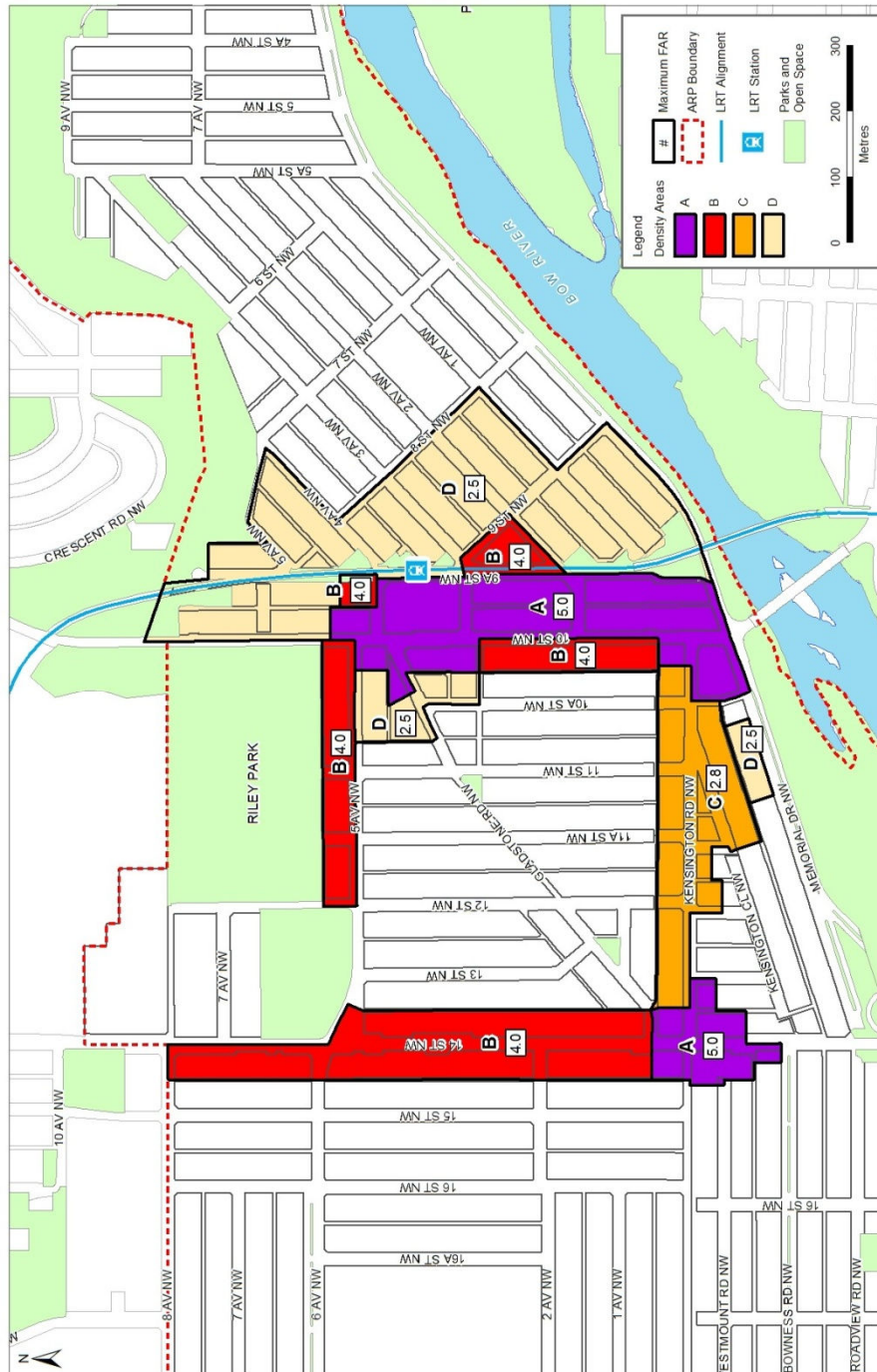
APPENDIX X

REVISED MAP 3.1 – “LAND USE POLICY AREAS”



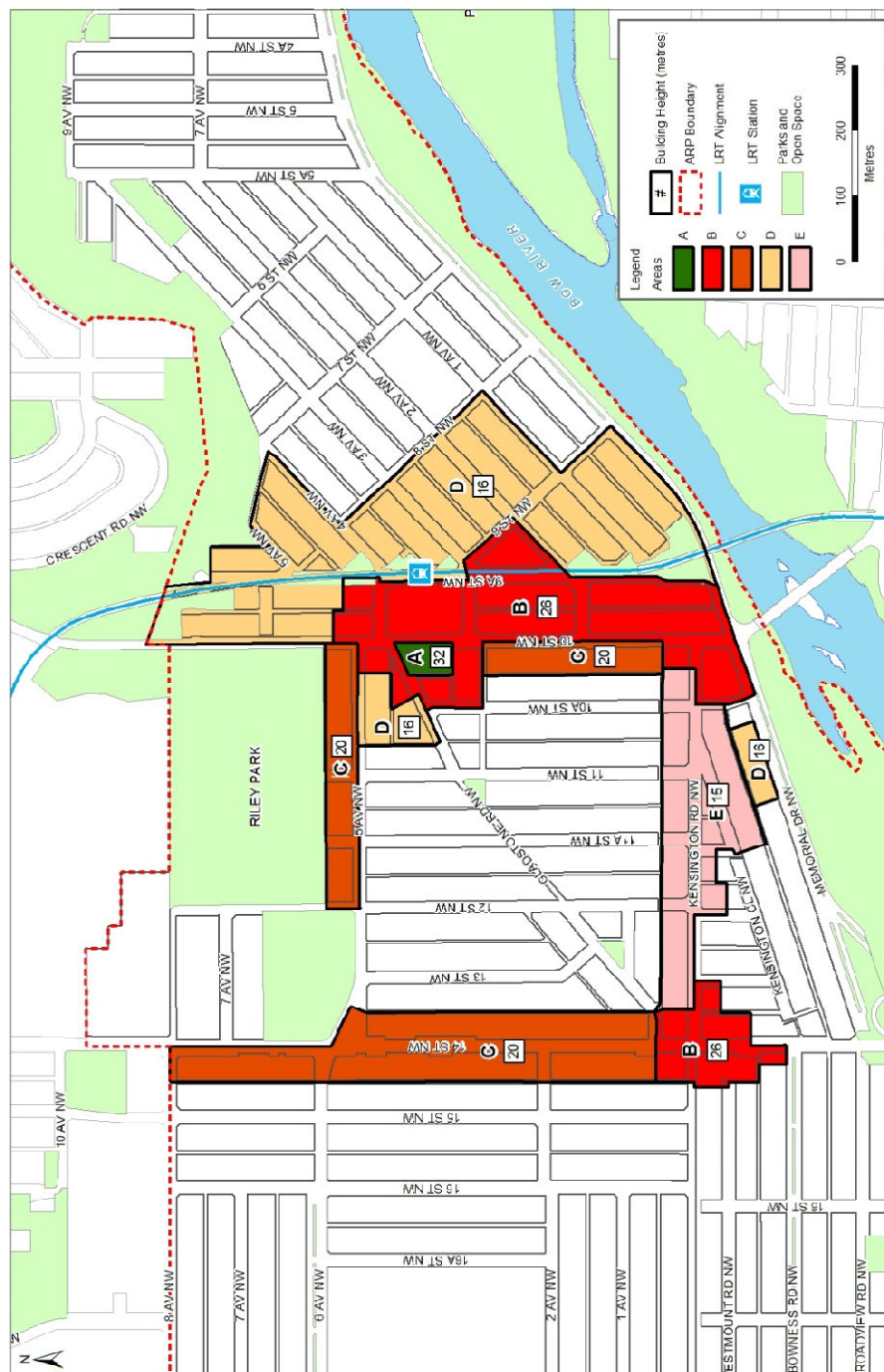
MAP 21C

REVISED MAP 3.2 – “MAXIMUM DENSITIES”



MAP 21C

REVISED MAP 3.3 – “BUILDING HEIGHTS”



POLICY AMENDMENT AND LAND USE AMENDMENT
HILLHURST (WARD 7)
BLOCKS ALONG THE NORTH SIDE OF 5 AVENUE NW,
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MAP 21C

APPENDIX XIII

REVISED MAP 3.4 – “URBAN DESIGN INITIATIVES”

