

Albrecht, Linda

From: Toni Furber [a_furber@hotmail.com]
Sent: Sunday, January 24, 2016 7:09 PM
To: City Clerk; Communications & Community Liaison Ward 7; david@civicworks.ca
Cc: Toni Furber; hufurber@gmail.com
Subject: Bylaw 21D2016 West Hillhurst, The Royal Canadian Legion North Branch No. 264.

RE: Bylaw 21D2016, West Hillhurst , The Royal Canadian Legion North Branch No. 264.

42 years ago, when we bought our first home in West Hillhurst, it was one of the very few neighbourhoods in Calgary we could afford. What I loved most about our neighbourhood then was its' diversity. (young and old, rich and poor, a small town feel in the middle of a city, close to everything). We've lost alot of that. Partly because of skyrocketing land values, partly because we lost local amenities (a hardware store, a drugstore, a corner store that were all on 19th street). Once those local conveniences were gone, a certain sense of vibrancy was lost. I hope to be able to regain that feeling of living in a self contained neighbourhood within a big city. And to get away from having to drive everywhere. I regard this evolution, evolving...as a sort of "revolving"... this beloved community undergoing a revival to recapture some semblance of what once was, and at the same time, making contemporary, progressive change.

The proposed Truman Homes development at the Legion 264 site will do just that. 2 modern, attractive, innovative buildings. One, where the new Legion will sit. Creatively designed to allow the Legion to have its' own meeting rooms, gathering places, restaurant and pub open to the public, while at the same time, having the opportunity to be self supporting through rental office space. The second, an aesthetically pleasing condo structure with retail space, including a grocery store on the main level. This is a unique project on a unique site. The large size, and deep parcel depth of the site is easily able to accommodate this development. It will help to create a thriving Main Street (Kensington Road). It will provide community amenities. Add density. It is a walkable, defining development that will help to produce a dynamic, diverse inner city community.

I am in favour of the redesignation of the land at this site considering its' rare location and size. I approve of Bylaw 21D2016, West Hillhurst, The Royal Canadian Legion North Branch No. 264. The widening of Kensington Road at the point of the development site to allow for street parking is a practical and functional design.

The proposed 8 story condo height adjacent to Kensington Road (Main Street), terracing down to 3 stories into the community would not be out of place. There is a similar structure on 10th Street (St John's on 10th), which fits well into the community. The new infills going into our community are 3 stories tall. Truman Homes has completed shade studies, they've held open houses, and transparent public information sessions. Extensive public engagement efforts. There have been independent traffic studies.

There is no compelling reason or evidence to revisit or change the design.

Yes, in my back yard.

Toni Furber .

I intend to speak at Council on Feb 8, and will essentially deliver the same message as above.

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CPC2016-024
Attachment 3
Letter 2

2020 – 15 Street NW
Calgary, AB T2M 3N8
P: 403-284-1161
1-866-580-8387
F: 403-284-9899
www.abnwtlegion.com

January 20, 2016

Via email: cityclerk@calgary.ca

The Office of The Clerk
City of Calgary
Box 2100, Postal Station M
Calgary, AB T2P 2M5

Dear Sir or Madam,

**RE: Re-designation of Land Use
North Calgary Branch No. 264 of The Royal Canadian Legion**

The Royal Canadian Legion has been a part of Canadian society for 90 years helping military personnel and their families when they need it most as well as providing programs for youth and seniors. They donate thousands of dollars annually to community programs, provide facilities and activities for seniors. Members work to educate the general public about the sacrifices our military personnel and their families make for our freedom.

The redevelopment of the building and property, owned by North Calgary Branch No. 264, is significant for not only The Royal Canadian Legion but also for the community and the City of Calgary. Branches are the grassroots of the organization. They provide services to the community which would otherwise not be available. The redevelopment will breathe new life into our organization and ensure the continuation of services and supports that the Legion provides.

Sincerely,

Chris Strong
President
cc: President, North Calgary Branch No. 264

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2016 JAN 20 AM 10:40
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Dominion Command
Direction Nationale

1880-101-4032
1-800-467-6867

1-800-467-6867

1-800-467-6867

1-800-467-6867

Legion.ca

18 January 2016

File: 29-1

via email: cityclerk@calgary.ca

Office of the City Clerk, The City of Calgary
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

To Whom it May Concern:

It is my understanding that Branch 264 (Kensington Legion) of Alberta – Northwest Territories Command is making application for the re-designation of land use in its proposal to redevelop the existing branch property and facility.

Legion branches across the country are finding new ways to reinvigorate their facilities. While current locations were choice areas in past days, today with the fast pace of urban development, branches are having to make difficult choices to better serve their communities and our veterans while at the same time ensuring long term viability and survivability. Branches are an integral part of the community support system and have been for since our inception in 1926.

It is sincerely hoped that the re-designation of land use is in concert with the wishes of the community so that the branch may continue to support all the members of that community.

Sincerely,

Tom Eagles
Dominion President

cc: AB-NT Command President
Dominion Treasurer

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2016 JAN 18 AM 11:58
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**Royal Canadian Legion, North Calgary
Branch No.264**

1910 Kensington Road, NW Calgary Alberta T2N 3R5

Telephone: 403-283-5264; Fax: 403-270-0172

Website: www.kensingtonlegion.ca

January 2016

Office of the City Clerk, The City of Calgary
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Email delivery: cityclerk@calgary.ca

Re: Support for Bylaw 21D2016 / LOC2014-0156, West Hillhurst, The Royal Canadian Legion North Calgary Branch No. 264 Land Use Redesignation Application

Your Worship and Members of Council,

As President of The Royal Canadian Legion North Branch No. 264 (Kensington Legion), I am writing to kindly ask for your support of the above-mentioned application – a vision for our new home and the comprehensive revitalization of our lands in the community of West Hillhurst.

The Kensington Legion was founded in 1953 with just 61 active members. Today, it is one of Canada's largest Branches with nearly 1,500 members. As a long established community service organization within West Hillhurst, the Legion is seeking a renewal of its community hall and facilities to continue its mission.

The stated mission of the Royal Canadian Legion is to serve veterans, which includes serving military and RCMP members and their families, to promote remembrance and serve our communities and our country. One of the Legion's most essential objectives is to ensure that proper attention be paid to the welfare of all who have served and to see to the maintenance and comfort of those who require special treatment, particularly the disabled, sick, aged and needy, and to promote the welfare of their dependants.

The Kensington Legion is at serious risk of being unable to continue to full fill its mission, as its community hall and facility building is in a state of disrepair and nearing the end of its useful and safe building life. The Branch does not have the financial wherewithal to sustain or replace its building.

At its core, the redevelopment vision seeks to revitalize an aged and fiscally unsustainable Legion facility, and create a vibrant mixed-use node on an underutilized inner-city community site. The Public Hearing and final decision of Council represents the end of a long journey for the Kensington Legion members, and is with great enthusiasm that we reach this milestone.

In 2012, our Branch began a search for a joint-venture redevelopment partner, with the primary redevelopment goal of building a new community hall and facility. A further goal is to create a new sustainable revenue stream for the Branch through building leasable space (market-rate office space) in addition to the essential new community hall and facility.

In return for delivering the Branch a wholly-owned new building and retaining ownership of the lands on which it would be sited, a joint-venture partner would take ownership of the balance of our lands to achieve a market-rate mixed-use development outcome. The redevelopment vision for the portion of lands to be owned and redeveloped by our partner would ultimately be based on our partner's own market goals and the context of City of Calgary growth policies.

The Branch has endeavored to work with two previous joint-venture partners prior to partnering with Truman Development Corporation (Truman). The previous partnerships were unsuccessful for several market-alignment and shifting corporate priority reasons. Since January of 2015, Truman has worked diligently to achieve our Branch's goals. They have undertaken a progressive planning, design, and public engagement program with a key focus on their mixed-use development vision for the balance of the lands. Truman and their team of experts have led this program and The City of Calgary development applications that seek approval for the overall redevelopment vision.

In the most tangible sense, our home is a community hub -- a place for members and their families to gather and socialize, and where the spirit of comradeship and mutual support is fostered. This home is a physical hub for outreach, education, and the promotion of remembrance and duty to Canada. We're asking Council to support us in our vision for renewal and the creation of a vibrant, modernized home for our existing and future members.

Many Legion Branches across Canada are watching closely and considering this type of joint-venture redevelopment model, as they see great promise in the renewal it offers local members and their greater community. Council's support of our application can demonstrate national leadership in forging an innovative new model of community-building between the development industry and social organizations, like The Legion.

Thank you for your time and consideration.

Sincerely,



William (Bill) Cox

President, The Royal Canadian Legion North Calgary Branch No.264

Cc:

Councillor Druh Farrell, Ward 7, The City of Calgary

Mr. George Trutina, President, Truman Development Corporation

January 15, 2016

Your Worship and Members of Council,

Re: Bylaw 21D2016/LOC 2014- 0156 (Royal Canadian Legion Branch #64
Kensington Branch land use amendment application)

I am writing in support of this proposed application.

I live approximately 4 blocks from this legion site and pass it on my way to take the number #1 bus. My wife and I have lived at the corner of Broadview Road and 17 Street NW in Hillhurst for four years. We know the Legion site from regular walks.

Kensington Road between 14 Street NW and Crowchild Trail is a challenge. It is a central east west traffic route. It is unfriendly for pedestrians catching the bus or crossing the street. The south side is comprised of back yards and high fences whereas the north side is in transition from older single detached housing to semi-detached housing. There are four small commercial areas in this section of Kensington Road. The legion site is part of the larger of the sites and extends westward to 19 Street and then north to 3 Ave NW. It is perceived as a struggling commercial area as some commercial uses have left the area. There are vacant commercial spaces and vacant commercial lots.

The City's Planning Department has been studying Kensington Road under its Main Street Program and I have been a member of this study. Many people have stated that the housing options in this part of the city are extremely limited. There is a need for a variety of housing types especially catering to seniors and their various stages of mobility that can range from apartments, assisted living and 24-hour care.

Eight (8) story buildings are ideal for allowing for a variety of sizes of apartments from bed sitting units to larger units. The density of an 8-storey development can enhance the viability of the local commercial that in turn adds to the livability and the walkability of a street like Kensington Road. Increasing the density of older areas like Garrison Woods and Bridgeland-Riverside has contributed to their vitality.

The Golden Commission believes that the cost differential of single-detached and semi-detached housing in low density cities like Toronto as compared to compact cities like Vienna or Zurich is an average of \$1 billion over 20 years (1996).

Please continue to support the revitalization of older communities and their commercial areas by approving this land use amendment today.

Thank you for your consideration

Jack Scissons MSW, RPP, MCIP

jack_scissons@icloud.com
403-975-2556

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2016 JAN 18 AM 7:52
THE CITY OF CALGARY
CITY CLERKS

CPC2016-024
Attachment 3
Letter 6

15 JANUARY, 2016

RE: 264 LEGION/CONDO PROJECT

TO: CITY OF CALGARY
COUNCILLORS & MAYOR

I AM A MEMBER OF ROYAL CANADIAN LEGION 264 AND HAVE BEEN FOR THE PAST 60 YEARS. I HAVE BEEN A RESIDENT OF WEST HILLHURST FOR THE PAST 65 YEARS. I AM IN FULL SUPPORT OF THE CONDO PROJECT BY TRUMAN COMPANY AND OF THE NEW LEGION 264 BUILDING. I AM A VETERAN FROM WWII.

Sincerely,

Robert Loveday
ROBERT LOVEDAY

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Attachment 3
Letter 7

JANUARY 15, 2016

REGARDING: 264 ROYAL CANADIAN LEGION
DEVELOPMENT PROPOSAL

DEAR MAYOR AND COUNCILLORS:

I AM IN FULL SUPPORT OF THE PROPOSED
DEVELOPMENT FOR 264 ROYAL CANADIAN LEGION
AND CONDOMINIUMS BY TRUMAN. IT WILL BE
A GREAT ADDITION TO WEST HILLHURST. I
HAVE BEEN A RESIDENT IN WEST HILLHURST FOR
OVER FIFTY YEARS AND WELCOME THIS QUALITY
IMPROVEMENT TO THE NEIGHBOURHOODS.

SINCERELY,

Wendy Loveday

WENDY LOVEDAY

2016 JAN 25 AM 11:25
THE CITY OF CALGARY
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CPC2016-024
Attachment 3
Letter 8

January 9, 2016

To: Calgary City Council.

Re: Kensington (264) Legion Development Proposal

As a Legion member for 34 years I would like to state my continuing support of the Legion and the proposed development. Unfortunately I will not be able to attend the meeting February 8, 2016 to show my support, so am submitting this letter.

I believe that the proposal that is being presented to you today is the best thing for both the Legion and the neighbourhood. The Truman builders are a reputable entity and they are doing everything they can to give the Legion and its members (many who served to save and protect us) a viable alternative to the "old" space we now occupy. They seem to have bent over backwards to meet all concerns brought forward at the numerous sessions held to provide the public with information and their plans for the development.

This branch of the Legion has been in the Kensington area probably longer than most of the current residents (some of which seem to be opposed to the development). Hopefully you will approve the new plans so that it can move forward and continue on for many years to come.

Respectfully submitted,

Barbara J. Brock

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Attachment 3
Letter 9

January 21, 2016

Office of the City Clerk
The City of Calgary
70 Macleod Trail S.E.
PO Box 2100, Station M
Calgary, Alberta
T2P 2M5

To The Mayor and City of Calgary Council:

Re: Bylaw 21D2016, West Hillhurst,
The Royal Canadian Legion, Branch 264

I am writing this letter in support of a new building for the subject branch of the Royal Canadian Legion. Our current premises has been in existence for many, many years and, as I'm sure you can appreciate, it is beginning to show its age. I believe that the plans for a new branch facility as well as office and retail space, will add a new vibrancy and attractiveness to the community of West Hillhurst.

I would like to offer my sincere appreciation for your kind and positive consideration of this new project.

Yours very truly,



Robert J. Mazury
Affiliate Member of Branch 264
The Royal Canadian Legion

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Attachment 3
Letter 10

January 9, 2016

To: Calgary City Council.

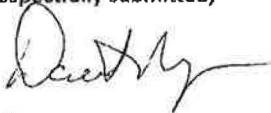
Re: Kensington (264) Legion Development Proposal

As a Legion member for 5 years I would like to state my continuing support of the Legion and the proposed development. Unfortunately I will be out of the country and cannot attend the meeting February 8, 2016 to show my support, so am submitting this letter.

I believe that the proposal that is being presented to you today is the best thing for both the Legion and the neighbourhood. The Truman builders are a reputable entity and they are doing everything they can to give the Legion and its members (many who served to save and protect us) a viable alternative to the "old" space we now occupy. They seem to have bent over backwards to meet all concerns brought forward at the numerous sessions held to provide the public with information and their plans for the development.

This branch of the Legion has been in the Kensington area probably longer than most of the current residents (some of which seem to be opposed to the development). Hopefully you will approve the new plans so that it can move forward and continue on for many years to come.

Respectfully submitted,



DAVID NEGRAVE

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THE CITY OF CALGARY
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CPC2016-024
Attachment 3
Letter 11

January 9, 2016

To: Calgary City Council.

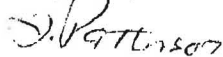
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This branch of the Legion has been in the Kensington area probably longer than most of the current residents (some of which seem to be opposed to the development). Hopefully you will approve the new plans so that it can move forward and continue on for many years to come.

Respectfully submitted,



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Attachment 3
Letter 12

January 9, 2016

To: Calgary City Council.

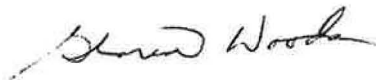
Re: Kensington (264) Legion Development Proposal

As a long standing Legion member (35+ years) I would like to state my continuing support of the Legion and the proposed development. Unfortunately I will be out of the country and cannot attend the meeting February 8, 2016 to show my support, so am submitting this letter.

I believe that the proposal that is being presented to you today is the best thing for both the Legion and the neighbourhood. The Truman builders are a reputable entity and they are doing everything they can to give the Legion and its members (many who served to save and protect us) a viable alternative to the "old" space we now occupy. They seem to have bent over backwards to meet all concerns brought forward at the numerous sessions held to provide the public with information and their plans for the development.

This branch of the Legion has been in the Kensington area probably longer than most of the current residents (some of which seem to be opposed to the development). Hopefully you will approve the new plans so that it can move forward and continue on for many years to come.

Respectfully submitted,



Gloria Woods

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CPC2016-024
Attachment 3
Letter 13

January 9, 2016

To: Calgary City Council.

Re: Kensington (264) Legion Development Proposal

As a long standing Legion member (41 years) I would like to state my continuing support of the Legion and the proposed development. Unfortunately I will be out of the country and cannot attend the meeting February 8, 2016 to show my support, so am submitting this letter.

I believe that the proposal that is being presented to you today is the best thing for both the Legion and the neighbourhood. The Truman builders are a reputable entity and they are doing everything they can to give the Legion and its members (many who served to save and protect us) a viable alternative to the "old" space we now occupy. They seem to have bent over backwards to meet all concerns brought forward at the numerous sessions held to provide the public with information and their plans for the development.

This branch of the Legion has been in the Kensington area probably longer than most of the current residents (some of which seem to be opposed to the development). Hopefully you will approve the new plans so that it can move forward and continue on for many years to come.

Respectfully submitted,



Earle Ueland

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2016 JAN 25 AM 11:26
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Albrecht, Linda

From: Gerard V [gvanginkel403@gmail.com]
Sent: Monday, January 25, 2016 12:23 PM
To: City Clerk; Chabot, Andre; Pincott, Brian; Colley-Urquhart, Diane; Farrell, Druh; Carra, Gian-Carlo S.; Stevenson, Jim E.; Office of the Mayor; Demong, Peter; Jones, Richard J.; Pootmans, Richard; Keating, Shane; Sutherland, Ward; Magliocca, Joe; Chu, Sean; Woolley, Evan V.
Cc: Ward 7 Contact; Communications & Community Liaison Ward 7; Kensington Legion Re-Development; Brent Alexander
Subject: West Hillhurst Community Association - Letter to City Council - Re: Kensington Legion Land Use Application (LOC2014-0156)
Attachments: LegionSiteRedevelopment_LettertoCityCouncil revised Jan 25 2016.doc.pdf

Honorable Mayor Nenshi and Members of City Council,

The Community of West Hillhurst submits for your due consideration, the attached letter in relation to the Land Use Application to be heard at Council on February 8, 2015.

As you may not be aware, the applicant is requesting many deep contraventions to the City's Municipal Development Plan (MDP) which are not only troubling to our community (which is without an ARP) but are also believed to be an attempt to achieve excessive relaxations as a result of partnership / benefit to the honorable Royal Canadian Legion.

Our community has long sought to be constructive and engaged partners in planning and we hope to continue this role in to the future. Kensington Road is a valuable asset to our community and the city of Calgary as a whole and due consideration of the Planning vision and precedent is absolutely necessary in this situation.

Respectfully,

Gerard Van Ginkel

Chair, Planning - West Hillhurst Community Association

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2016 JAN 25 PM 12:46

THE CITY OF CALGARY
CITY CLERK'S

January 25, 2015

City Council, City of Calgary
Office of the Councillors,
800 Macleod Tr. SE.,
Calgary, Alberta, T2P 2M5

Submitted online and via email.

RE: Kensington Legion–Revised Redevelopment (LOC2014-0156 and proposed Development Permits, including DP 2015-4956)

Honorable Mayor Nenshi and Members of City Council,

The community of West Hillhurst (WHH) and its residents strongly oppose the proposed height of the Legion site redevelopment under LOC2014-0156. At 100' / 31m the proposal does nothing to demonstrate respect for the existing community despite stepping down the elevation to the north for the sake of meeting the context at the north property line. We would like to remind council that a building of this height is larger than anything found in Hillhurst/Sunnyside, Marda Loop or 17th Ave. SW!

WHH residents have participated in the project's open houses, have studied the Municipal Development Plan (MDP) and the City's yet unfinished Mainstreets initiative and have made every effort to have their opinion heard – that densification is perfectly acceptable in WHH, but at a reasonable height. WHH is concerned that Council, after carefully crafting the comprehensive MDP is being asked by the applicant to contravene it – the very bylaws set forth to govern development in our community. West Hillhurst is the only community in our area that has been repeatedly denied an ARP by City Planning so now we ask that council honor the MDP and hear the Community's feedback on this proposal and to the city's own unfinished Mainstreets program. The height of this Land Use Change should be something similar to Council's decision (in Nov. 2014) on the Inglewood proposal of 22.5m which would be far more reasonable for this location and context given the similarities in site (Appendix 1).

Please do not approve this LOC on the basis of unfounded interpretations by City Planning, CPC or the Applicant of the City's own governing bylaws or on 'density at all costs'.

Contraventions/misinterpretations to City Bylaws (MDP) relating to this application:

2.2.1.b.i Plan the development of Activity Centres and Corridors appropriate to the local context by maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development

2.3 "Future growth does not undermine what Calgarians value most in their neighbourhoods."

2.3.2 "... Corridors and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can impact adjacent low density residential neighbourhoods. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

*2.4.2e **Built form Policies:** Tall buildings [defined as a building whose height is greater than the width of the right-of-way of the street that it fronts] are appropriate in the Centre City, Major Activity*



Centres, or Community Activity Centres and Urban Corridors where deemed appropriate through a Local Area Plan. – This location satisfies none of these qualifiers.

2.4.2f *Plans and designs for 'tall buildings' should ensure that they are:*

- iii. Integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods; and,*
- iv. Considerate of the shadow impacts on adjacent residential areas and parks and open spaces.*

Stepping down and shadowing may have been considered to the north of the site, however failure to do the same to the south and east remains an issue (**despite community feedback to the developer / applicant**). **Similar step downs on east and south faces should be required.**

3.4.1 General Corridor policies

- b. The highest densities and tallest buildings on the Corridor should be concentrated into "nodes" that occur at the intersections of the Corridor with other major transit streets.*
- h. Appropriate transition of building scale between developments in the Corridor and adjacent areas should be provided. These transitions should be sensitive to the scale, form and character of the surrounding buildings and uses.*
- q. Create a human-scale environment along the Corridor by generally encouraging a maximum of a 1:2 building height to right-of-way width ratio. Additional height should be considered through the Local Area Plan.*

The applicant's amended height of **31 metres remains a dramatic contrast with a sharp transition to the adjacent properties. The height still far exceeds the public realm policy of building height to right-of-way (1:2 building to Road width ratio).** To suggest that the right of way be taken at the third story set back as presented by the Applicant to CPC is a gross misinterpretation of this bylaw (see Appendix 2). **The building greater than 50% higher than should be allowed based on the MDP.**

3.4.3 Neighbourhood Corridors

- e. Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings...*
- f. An appropriate transition between the Neighbourhood Corridor and the adjacent residential areas is required... These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.*

The *Neighbourhood corridor* policy specifically states low-scale apartments – **31m is not 'low scale'.** **The Legion site, while unique, is not a node or adjacent to an Activity Centre or Urban Corridor.** **Use of the lane as the parkade entrance is not a sensitive transition** to the adjacent residential properties and does nothing to enhance connectivity. Traffic patterns should be directed to Kensington Rd. via 18A St. to minimize impacts on existing residences. CPC heard from the applicant that 18A St. is proposed as a public space – the DP shows it is a traffic circle with park benches, hardly an attractive public realm.

The applicant has elected to significantly undermine the MDP that Council went to great efforts to craft based on extensive city-wide consultation and discussion with citizens. Please, do not set a dangerous precedent in our community where there is no ARP to govern future developments.

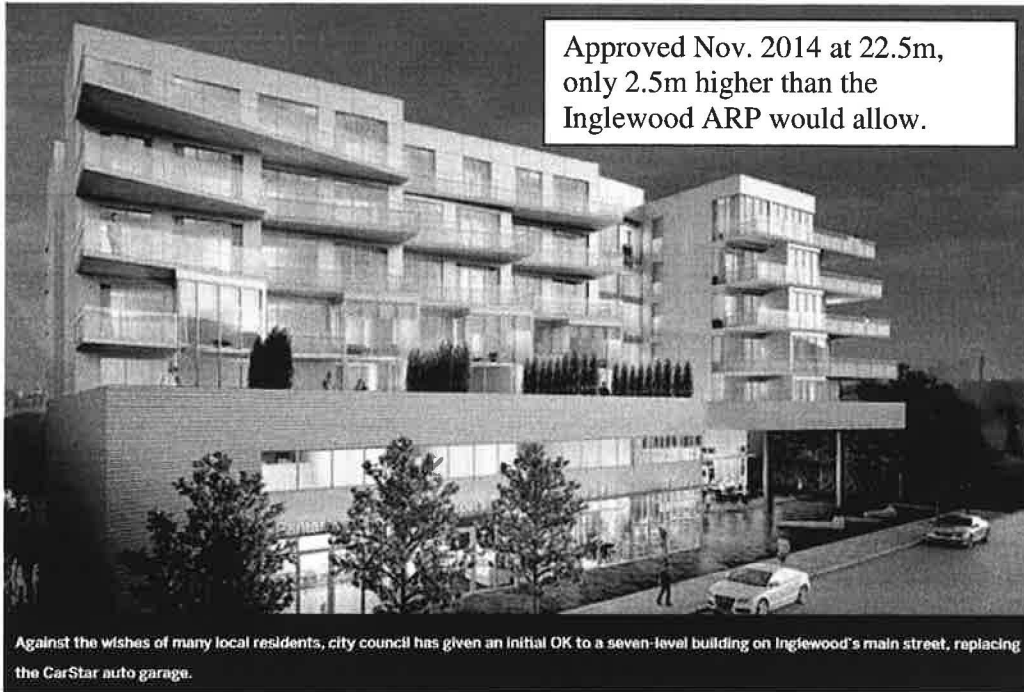
On behalf of the West Hillhurst Community Association.

[signed]

Gerard Van Ginkel

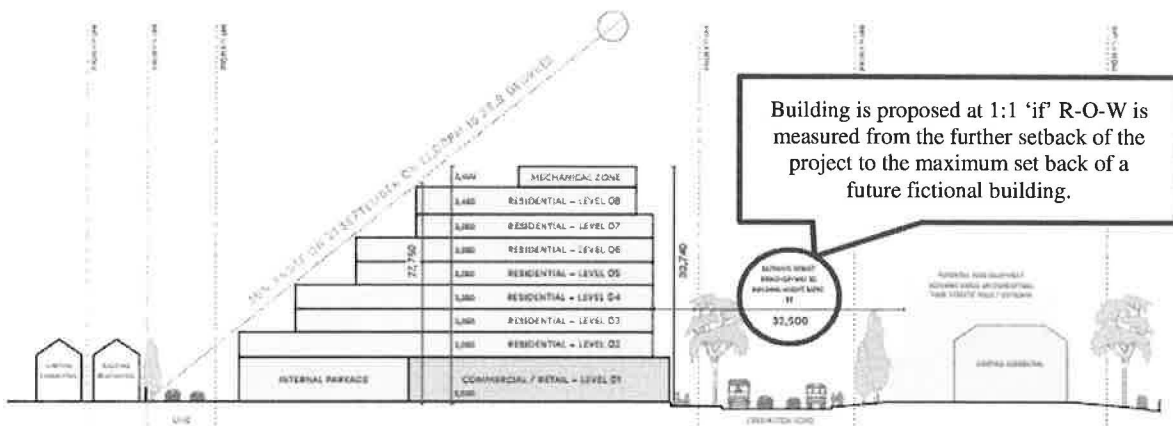
Chair, West Hillhurst Planning Committee

APPENDIX 1:



Council approved a 2.5m variant to the Ingleswood ARP for this proposal. Given the similar context, this height is seen as an acceptable compromise on all parties.

APPENDIX 2:



From the applicant's materials, it is clear that the Corridor 'Right-of-way' being proposed for this project is being grossly exaggerated. The ROW should be from property line to property line and not from the proposed 3rd story setback measured against a future building that 'might' be built with a 'possible' setback. The single family homes on the south side of Kensington Rd. are 'new builds' with a life expectancy of >50 yrs.

RECEIVED

2016 JAN 25 AM 10:20

THE CITY OF CALGARY
CITY CLERK'S

Calgary City Clerk
Old City Hall (Sandstone Building)
700 Macleod Trail S.E.
Calgary, Alberta, Canada
Mail Code #8007
P.O. Box 2100, Station M
Calgary, AB Canada T2P 2M5

RE : Bylaw 21D2016, West Hillhurst, The Royal Canada Legion Branch No. 264

Dear Your Worship and Members of City Council,

As a resident of the neighbourhood in Hillhurst, I would like to express my support for this proposed land use by-law amendment for the Royal Canada Legion Branch No. 264 site on Kensington Road.

Throughout the process, as a resident, I have felt the Legion and the development partner, Truman Homes, has done an exceptional job engaging the community. In controversial projects such as this, there tends to be a whipping up of a frenzy amongst those that are most adamantly opposed. At public engagement events there is substantial pressure from various community members to fall in line with this opposition. Any support expressed is often met with dismissal and outright disdain. As such, those that might support are less inclined to express their support. At various engagement events related to this project I certainly felt this dynamic at play. There is a diversity of opinion on this project, and I am writing this letter to

Important institutions in our city like the Legion are increasingly seeking to leverage their land assets to secure their long term future and better serve their members. To successfully achieve this all stakeholders require flexibility, creativity and a spirit of collaboration.

In policy, we have creative solutions to help assist in the preservation of our physical heritage assets such as transfer of density rights and so forth, but we have no such policy related to how to help preserve and enhance our important social institutions, through creative redevelopment of their land assets. Perhaps such a policy is required to achieve this public good, but in the mean time we should consider this application related to the Legion in the same spirit.

This proposal requires adequate density to achieve a financially sustainable project that includes a new facility for the Legion. With new density comes potential impacts to the surrounding environment. I strongly believe these impacts, including mass and shadowing, have been thoughtfully addressed through the stepping down of the massing toward the north and other measures.

This project also adds to and improves the cluster of retail and services on 19th Street NW and wrapping around the corner onto Kensington Road NW. This helps provide a critical mass of people and activity to transform this cluster into an important community destination and gathering place.

I look forward to seeing this project hopefully coming to fruition. Thank you for your consideration.

Regards,

Josh White
Resident, Hillhurst

Albrecht, Linda

From: todd burdick [burdickhouse@shaw.ca]
Sent: Monday, January 25, 2016 9:19 AM
To: City Clerk
Subject: Support for Kensington Legion redevelopment

Hello,

I am a resident of West Hillhurst and I would like to say that I am in support of the redevelopment of the Kensington Legion as proposed.

Please put this note in the record as I am unable to attend the meeting today regarding this.

Kind Regards,

Amanda Burdick

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2016 JAN 25 AM 9:40
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Albrecht, Linda

From: Bill Forman [billforman1@me.com]
Sent: Monday, January 25, 2016 12:27 PM
To: City Clerk
Cc: planning@westhillhurst.com
Subject: Land Use predesignation WEST HILLHURST BYLAW 21D2016

I understand that City Council will soon discuss this proposed redesignation. Please find below my concerns as a West Hillhurst resident of over 30 years, which were submitted in December to Councillor Farrell and to Ms. Christine Leung.

Ms. Farrell I live 1.5 blocks north of the Kensington Legion and am concerned about the proposed redevelopment of the site. The proposed retail / residential complex is simply too high. I understand the arguments in favour, which come from the City - consistency with the Mainstreets initiative and the Legion survival in a new building, but feel that the interests of the surrounding residents have been ignored. Regardless of the as yet unratified Mainstreets initiative, the proposed development will be grossly out of scale with anything else on Kensington from 14 st to Crowchild and will alter the liveability of its immediate surroundings. I am sympathetic to the Legion's financial woes, and wish them only the best, but not at the expense of home owning neighbours. I feel the process to date has unnecessarily pitted the residents against the Legion and that the former have been painted as villains. The site should be redeveloped to the benefit of all , but at a scale that makes sense.

Contact Information

Name: Forman, Bill
Address: 1929 3RD. AVE. N.W.
Community: Unknown
Phone number(s): Home: , Cell: (403) 703-0380, Business:
E-Mail: billforman1@me.com

Bill Forman
billforman1@me.com

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CPC2016-024
Attachment 3
Letter 18



Royal Canadian Legion, North Calgary Branch #264

1910 Kensington Road, Calgary Alberta T2N 3R5

Telephone: 403-283-5264; Fax: 403-270-0172

Website: www.kensingtonlegion.ca

23 January, 2016

To: The Mayor and City of Calgary Council

Your Worship and Members of Council:

Ref: Bylaw 21D2016, West Hillhurst
The Royal Canadian Legion Branch No. 264

Enclosed find letters from:

- | | |
|-------------------------------------|---------------------|
| 1. Dominion Command, Ottawa, ON | 6. Robert J. Mazury |
| 2. Alberta-NWT Command, Calgary, AB | 7. David Hegrave |
| 3. Robert Loveday | 8. J. Pattenson |
| 4. Wendy Loveday | 9. Gloria Woods |
| 5. Barbara J. Brock | 10. Earle Uland |

In support of the redevelopment of the Royal Canadian Legion Branch No. 264 site.

I would also like to add my name to those supporting this redevelopment. I have been a member of Branch No. 264 for 41 years and have served on several committees. I am currently the 1st Vice President.

I have attended all the open house sessions, spoken to many of the attendees, both those in favour and those opposing this redevelopment. I submit that the Legion and Truman have been very transparent in this proposal. The public consultation sessions were many and well attended and several changes in the proposal were made in response to the community input.

The Legion desperately needs this development as the existing facility is well past its' useful life. If this is not approved the Legion may dissolve or at least have to move out of the community to a new site. The Legion has been in this location for over 60 years and hopes to stay and be an active member of this community

Your approval of this project is requested.

Yours truly,

E.A. (Al) Seddon
1st Vice President
Branch No. 264
Royal Canadian Legion

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2016 JAN 25 AM 11:25
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Richard White
2416 6th Ave NW
Calgary AB
T2N 0X4

RE: Bylaw 21D2016, West Hillhurst, The Royal Canada Legion North Branch No. 264.

Dear Council Members:

As a resident of the West Hillhurst community, I am writing in support of Truman Homes' application to rezone the Kensington Legion site to accommodate a 4-storey office building and an 8-storey condo building with residential at grade. I think the design of the buildings and diversity of uses will significantly enhance the vitality of my community.

I believe the developer has worked very hard with the community-at-large, the immediate neighbours and city planners to maximize the benefits of the project, while minimizing the negatives. No plan is perfect and no plan will meet the needs of everyone.

I think too much attention has been given to the height and density of the project and not enough to the positives – renewal of the legion branch, new housing stock, new retail, new office, catalyst for a new main street and a signature urban building for our community.

If you are interested in more details about my thoughts on the project you can find them in my Calgary Herald column and my Everyday Tourist blog at the links below:

<http://calgaryherald.com/life/homes/condos/kensington-legion-redevelopment-a-case-of-nimby-versus-yimby>

<http://everydaytourist.ca/blog/2015/9/13/kensington-legion-redevelopment-bigger-might-be-better>

I would like to take this opportunity to express my appreciation for all of the hard work you do on behalf of the citizens of Calgary. While I don't always agree with your ideas, opinions and decisions I respect them.

Sincerely,

Richard White

Richard White
587-998-2416
richardlw@shaw.ca

2016 JAN 25 AM 9:37
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Herald: YIMBYism vs. NIMBYism

The acronym NIMBYism is often use by media and others to describe those who object to new developments (condos, office buildings, affordable housing) in their communities. What we seldom hear is the term YIMBYism (Yes in My BackYard) applied to supporters of the same development. There is something seemingly innate in humans that makes us protest louder when we don't like or understand something.

A good case study of NIMBYism vs. YIMBYism is the proposed redevelopment of the Kensington Legion land (Kensington Road and 18th St. NW). Recently, I attended a meeting with 120 others, most of whom opposed the development. Afterwards, I posted a blog about why I liked the project and to my surprise got as many emails, tweets and comments in favour of the project as opposed. The first person to respond, who was also at the meeting said, "I was afraid to speak up in favour of the project." What does that tell you?

Since posting the blog, I have communicated with 20 or so community people about the project and it is pretty much divided into those who live closest to the site (truly in their backyard) who don't like it and those who live a few blocks away and think it is great.

I don't envy City Planners and Council - who should they listen to? Do they listen to the 100 or so people who live near the site and will be most affected by a development new? Or, do they listen to the greater community of say 5,000 people who are near the site but less impacted? Do they follow the City's Master Plan which encourages more people to live in established communities (meaning more condos on under-utilized, well-located sites)? More specifically, does the City follow through with its Main Street Initiative to create 24 pedestrian shopping streets in strategic locations across the City - one of which being Kensington Road from 14th St. NW to Crowchild Trail?

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If the City is looking for a poster child project for the Main Street initiative, they couldn't pick a better site than the Kensington Legion. Located in the middle of the proposed Kensington Road Main Street, it would complement West Hillhurst's historic main street on 19th St. and help connect the scattering of other retail, office and services along Kensington Road. It is also on a major bus route and it's a very large site which can accommodate two large buildings. With signature buildings and the right mix of uses, the site could be a wonderful addition to West Hillhurst, maybe even be the gateway to the community and a definite game changer.

Kensington Legion Site Revitalization

In January 2015, the Kensington Legion (No. 264) entered into a partnership with Truman Development Corporation to redevelop their site. Since then, Truman has been working with architects and planners to develop a plan that will meet the needs of the neighbours, community and the City.

They are proposing a new four-storey office building on the western third of the site, which is a currently surface parking lot. The Legion will own the building, use the street floor as its restaurant/lounge and the second floor as their office while leasing out the top two floors.

Once the Legion has moved out of its existing building, Truman would replace it with a contemporary condo building with retail at street level. The original proposal for the second building would be 10-stories high along Kensington Road, then stepping down to 3-stories at the laneway on the north side. The "step down" design will not only create an interesting shape, but will achieve the City's density requirements while minimizing shadowing of neighbours' backyards. The main floor will have 15,000 square feet of prime retail space.

Throughout the summer, Truman hosted open houses at the Legion every Wednesday and Saturday to get community input. The two major concerns were: size and height of the building and increase in traffic along 18th St NW (entrance to parkade will be via the back lane off 18th St NW) which is the access road for children walking to Queen Elizabeth (elementary, junior high and high) Schools.

Is Taller Better?

For many established community residents, the ideal maximum height for new condos is four storeys. However, the downside is there is only so much you can do with a 4-storey building design – they all tend to look the same. Once you go beyond 4-storeys, however, the condo usually becomes a concrete building which allows the more flexibility in the design and materials.

Many cities across North America have determined mid-rise buildings (5 to 12 storeys) are the most appropriate to revitalize established communities (especially for signature sites) as they create sufficient density to attract retailers and restaurants while still being pedestrian scale. Kensington Road has the potential to become a vibrant pedestrian street with the addition of strategically located mixed-use projects like Legion No. 264.

Is Traffic a Real Concern?

As with all major infill developments, the City of Calgary requires an independent “Traffic Impact Assessment (TIA)” be conducted. Bunt & Associates Engineering Ltd. has submitted its TIA of this office/condo project based on parameters developed jointly with City administration. It will first be reviewed and technically scrutinized by the City administration and then circulated to the community to determine what, if any, changes are needed to minimize the traffic impact of the development on the community.

Bunt & Associates' preliminary findings:

- All intersections will continue to meet the City requirements.
- Sidewalk improvements are required.
- Current crosswalks meet City standards.
- Calgary Transit confirms it can accommodate site users.
- Parking requirements will be met on-site.

Having completed many similar TIAs for various Calgary inner-city condo developments over the past few years, Bunt and Associates have observed, "density doesn't always bring more traffic." For example, traffic volumes in Mission (on 2 St SW, 4 St SW, and 5 St SW) are lower now than they were in 1987, despite the addition of many new condos. The same trend is already being experienced on Kensington Road where traffic volumes have remained constant despite West Hillhurst's population growing 11% over the past five years.

The City and Bunt believe increasing residential density is contributing to lower vehicle usage in part due to:

- Attracts new local business reducing the need for residents to drive to a restaurant, store or fitness studio.
- Supports more frequent transit which attracts more transit users from the entire community.
- Located near employment centres (downtown, post-secondary institutions, hospitals) makes cycling more viable and increases need for cycling infrastructure, leading to increased cycling by the entire community.

Truman has listened

Before submitting their proposal to the City, Truman took all the comments received and published a "What We Heard" report. This 97-page report is a comprehensive document of the community engagement comments and how the Truman will

respond to them, with excellent visuals. With respect to the above concerns, they have made the following changes – reduced the condo building height to 8-storeys, developed a proposal for traffic-calming measures for 18th St NW (which Truman will fund), exceed on-site parking requirements and will ensure residential permit parking only for surrounding blocks.

Last Word

Truman's team has created two attractive buildings that fulfill the City's goal for mixed-use, modest density development of key sites in established neighbourhoods near major employment centres. The proposal meets the expectations of YIMBYs living west of 14th Street, east of Crowchild Trail and north of the Bow River to the escarpment in creating a more walkable community. However, it will never meet all the demands of NIMBYs living in the immediate area.

No development is perfect, but the Legion No. 264 proposal checks off all of the boxes on any City's list of good infill urban projects principles. Indeed the project could be the poster child for the City's Main Street Initiative and the catalyst for West Hillhurst becoming one of Canada's best urban communities.

Blog: Kensington Legion Redevelopment: Bigger Might Be Better?

On September 9th I attended a meeting organized by Calgarians concerned about the redevelopment of the Kensington Legion site redevelopment. In fact, it was openly organized by those who opposed the development - there was full transparency about that.

This was not an official Open House organized by the City or Truman Homes (the developer) with an open invitation to any interested parties. I found out from a friend who lives near the site and had a notice placed in his mailbox. Given I live in West Hillhurst and the 19th Street/Kensington Road intersection is quickly becoming our Town Centre, I attended to better understand their concerns.

Of the 120 or so people there, all but a few others (including me) vehemently opposed the redevelopment for various reasons. Most were concerned about the proposed height of the concept building (10 storeys) and the number of condo units (190), which would make it the largest project in the central northwest - larger than anything in Kensington Village. It was referred to many times as “a game changer” and “precedent setting.”

The Proposal at a Glance

Truman is currently negotiating with the City and community to rezone the land into two parcels. The smaller parcel on the west side would become home for a four-storey Legion building. The first two floors would be the Legion’s new home and the top two would be leased to tenants as a means of increasing and diversifying their revenues. This could become a new model for struggling Legions across Canada.

At the same time, Truman is also negotiating with the City and community to rezone a second parcel of land i.e. where the existing Legion and parking lot exists allowing for a mixed-use development i.e. retail at street level and condos above.

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This is where it gets confusing. Despite there being two phases to the project, the Land Use rezoning for both is happening at the same time. To complicate matters further, Truman is also submitting the development application for the 4-storey office building, however this will only happen if Truman is successful with the Land Use rezoning for a four-storey office building.

It is also expected Truman will be submitting the mixed-use (retail/condo) development application this fall even though the Land Use Rezoning decision by City Council – including a public hearing where anyone can get their 5-minutes to address Council – will not be made until December at the earliest.

What is Land Use Rezoning?

Every piece of land in the City is zoned for a certain type and scale of development – there are dozens of different types. In layman's terms, some land is zone exclusively for single-family residential; other zoning allows for condos and townhomes at various heights and densities, some zoning allows for a maximum of four-storey multifamily with retail at the street, or six story wood frame. There is also separate zoning classifications for commercial, industrial or institutional development.

Zoning is the means the City strategically develops land in a compatible and balanced manner with neighbouring land uses and infrastructure, as well as with the City's overall need for residential, commercial, industrial and institutional development.

Rezoning of Land Use happens quite frequently. When a landowner thinks s/he has a better idea for the use of the land than the current land use, s/he applies to the City for change-of-use and provides their rationale. The application is evaluated by Administration, community, Calgary Planning Commission and Council to determine if it fits with the best interest of the neighbours, larger community and city-at-large.

If deemed that it does, the land is rezoned, allowing the landowner to apply for a development permit based on the new zoning.

Kensington Legion: Prime Site For Redevelopment

In the case of the Kensington Legion site, it is currently an underutilized site with its one-storey building and large surface parking lot located 3 km from downtown, along a major bus route, near schools and the historic West Hillhurst Main Street (along 19th St NW). It not only has great access to downtown but also to SAIT, University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and Mount Royal University. These factors make it ripe for redevelopment.

Current urban planning thinking makes it an ideal site for retail at street level, with office spaces and condos above. The great debate is how much retail, office and condo development should go on the site and how does it get configured.

Kensington Road (from 14th Street to Crowchild Trail) is part of the City's new Main Street program, which looks at how the City can foster the development of more pedestrian-oriented streetscapes with restaurants, cafes, boutique retailers, yoga/fitness studios, professional offices and low (under 4 storeys) to mid-rise (under 12 storeys) condo buildings so as to create walkable communities.

Interesting to note that a Kensington Road Main Street Open House (ironically held at the Legion Building), citizens indicated strongly that they wanted to see more retail, restaurants, an urban grocery store and more condos in high quality buildings - almost exactly what Truman has proposed. One caveat some in attendance (not all) stated the maximum height should be four-storeys. At the same time they also said they didn't want it to look like Kensington Village, but something unique to their community.

With the current the Legion sitting on a longer and deeper site there is potential for a much larger and taller building than you would typically find in Kensington Village, Marda Loop or Mission. Truman's concept building cascades downward from 10 storeys (at Kensington Road), to just four storeys (adjacent to the alley). The building would also include numerous retail spaces of various sizes along the Kensington Road sidewalk that could accommodate a small urban grocery store, café, and boutique retailers. The Kensington Legion site has the potential to become home for a signature building unique in Calgary.

The Objections to the Development

While I believe many people in attendance at the September 9th meeting were in favour of some development, there were a plethora of reasons they objected to Truman's 10-storey development. Comments I heard were:

- West Hillhurst should remain a single-family home community
- Will bring "hoards" of panhandlers and drug users
- Shouldn't be any development taller than four storeys
- Will lower the value of my home
- Would be better as a park
- Some feared that if 10-storeys was allowed with this project the next project could be 15+ storeys.
- Back alley concerns from delivery trucks and poor garbage removal by businesses

The most interesting objection was parents concerned about all vehicular access to the site being from 18th Street (via the back alley) as 18th Street is an important street to access Queen Elizabeth (QE) Schools (elementary, junior high and high school). It was also stated that QE is a "walk-only" school. (I later checked with the Calgary Board of Education who said they don't use that term, but QE is a designated

community school which many children walk to. But they also added QE offers many alternative programs that attract students from other neighbourhoods who are bussed to school.)

I do see dozens of school buses and cars parked outside the three schools every school day dropping off and picking up students. The kids walking to school are already used to negotiating the busy streets surrounding the school. I appreciate some parents' concerns about the increased traffic exiting and entering off of 18th Street and the safety of children, but I wonder if this objection is a red herring.

As for the worst objection, my "vote" goes to...

Some people complained Truman didn't do enough to notify people that about the development and provide ample opportunity for input as most of the engagement happened over the summer. Perhaps that is true if you were away all summer, but really, how many people go away all summer?

In reality, Truman manned a display room in the Legion building every Wednesday (4 to 7 pm) and Saturday (11am to 2 pm) from July 15th through August 29th for people to view the proposal (poster board and 3D model) and chat with their development team one-on-one. In addition, a website had all of the information about the project and contact information since early July - and it still exists.

Thirdly, sandwich boards were placed at various locations near the site (including Crowchild Trail at Kensington Road) inviting people to visit the Display Room at the Legion. A small kiosk next to the sidewalk in front of the Legion also had information about the proposal and post-it notes for people to provide comments.

Lessons Learned

1. There needed to be a better explanation of the planning approval process relating to Land Use Rezoning and Development Applications and how this related to the project. Almost everyone at the meeting seemed confused.
2. Though Councilor Druh Farrell had two of her staff in attendance, she herself did not attend. As Councilor, when you have a major development in your Ward, you need to be there to listen to citizens' concerns, no matter how hostile the group may be.
3. Attendees were told the City Planner for the project was not allowed to attend because her boss thought she might be "ambushed." If that is the case, then her boss should come. It is Administration's job to attend these kinds of meetings to demonstrate transparency. If the meeting gets out of hand, then they can leave, but they shouldn't assume the worst.
4. Truman Developments should have also sent a representative even if it was just to listen. They need to take advantage of every opportunity to get community input – positive and negative.
5. There is a very significant lack of trust by many citizens in Calgary. They don't trust Administration to do their job in evaluating Land Use changes and development permits, and balance the needs of everyone. They don't trust their Councilor to work in their best interests (there were accusations that Council works for the development community not for citizens). They don't trust that developers want to work with the community and neighbours to create projects that will meet the needs of both existing and new residents.

Last Word

The last thing I would like to see is cookie cutter, four-storey box condo all too commonly seen in urban renewal communities not only in Calgary, but in Vancouver, Seattle, Portland and Edmonton. The Kensington Legion site has the capacity to be home for a signature building that would be the gateway to the new West Hillhurst. How exciting would that be!

Yes, it is a “game changer” - and that is a good thing. It could be the impetus for transforming West Hillhurst into a wonderful 21st century urban village with a vibrant town centre complete with local shops, cafes and offices.

Yes, it is “precedent setting” and I hope the precedent will lead to more low to mid-rise, mixed-use buildings along Kensington Road, thereby attracting more people to live/work/play in OUR community.

I also hope it has the potential of being the catalyst for a name change from West Hillhurst to Grand Trunk, the original name of the community.

It is time for West Hillhurst to step out of the shadow of the neighbouring Hillhurst/Sunnyside community and become Canada’s next best community.

27 January 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Email delivery to: cityclerk@calgary.ca

Re: Support for Bylaw 21D2016, West Hillhurst, The Royal Canadian Legion Branch No. 264

Your Worship The Mayor and City of Calgary Council,

It is with great pleasure that I write to express my support and ask for Council to support the application for the Kensington Legion to redevelop its land and to build a badly needed new home.

At 98 years of age, I am the oldest living member of the Branch. I am a Canadian veteran of World War II (Navy).

I have lived in community since 1948, just a block from the Legion at 1761 – 1 Avenue NW. I built my home on a lot I purchased from the City of Calgary, at time when the City was leading the post-war subdivision development of the community, creating what became know as "Victory Homes". I bought my lot for \$150, and upon building a home on the lot, I was given the standard half refund of \$75.

I worked for the City of Calgary for nearly 30 years as a Building Inspector. I also had the honour of serving on the Community Association Board in the 1950s, and the Kensington Legion has been my second home since it was founded in 1953. This community has changed a great deal since its creation. It will continue to change.

I am delighted by the vision that my fellow Branch Members and Truman Developments have created. It promises a new home for existing veterans and bright future to the next generation veterans that rely on the comradeship and services the Legion offers. The vision also offers much to my fellow neighbours – shops, services, and more housing choices.

Please support this application and the future of our Branch.

Sincerely,

J.R. (Ralph) Dickieson
kdickies@telus.net

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2016 JAN 27 PM 3: 23

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INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
FAX: 403-261-2724
EMAIL: info@icacalgary.com

RECEIVED
2016 JAN 28 AM 7:45
THE CITY OF CALGARY
CITY CLERKS

January 27, 2016

City of Calgary Councillors
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear City of Calgary Councillors:

Re: Kensington Legion-Revised Redevelopment (LOC2014-0156 and proposed Development Permits, including DP2015-4956)

For years Inglewood has been working with City of Calgary Planning Department as we try to evolve from our existing Area Redevelopment Plan (ARP) to an updated planning document. This will be based upon existing community engagement as well accommodating City policies such as the Municipal Development Plan (MDP) which will tend to supersede all others. Thus, we empathized with our colleagues in West Hillhurst regarding their problems in being heard in a discussion about the above proposal. Planning based arguments are complex enough with an ARP; without one, as they are, the difficulties mount exponentially.

It is imperative that they be able to rely upon the following MDP policies:

- Contextual guidance in 2.2.1.b.i clearly stresses the need for development *appropriate to the local context by maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on heights and bulk of new development*. Further, 2.3.2 reinforces that *Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment*. Despite the “engagement” and “modifications” that occurred through the public presentations of the proposal, those contextual bars have not been met.
- In addition to the contextual height comments made in 2.4.2.f regarding stepping down to lower scale buildings and shadowing impacts, height planning profiles are specified in 3.4.1.q to *a maximum of a 1:2 building height to right of way ratio*. Again, with a proposed height of 31 m. and road width of 20 m., the LOC simply does not comply with this guidance.

Having followed this discussion in the various media sources, it seems apparent that the West Hillhurst community supports development that will save the Legion as well as increasing compatible density. The fact that that they object to portions that negatively impacting their neighborhood is not NIMBY-ism – it is reasonable and supported by the MDP.

We are disturbed, not only for our colleagues in West Hillhurst but as a community who is engaged in on-going planning dialogues with the City, that the rules of engagement (MDP) might not be the real rules at all. Thus, through our membership in CAST (Community Associations Stronger Together) and

for the sake of all future planning conversations with all Calgary community associations, we ask you to not support this rezoning.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Redevelopment Committee

“Signed”
L.J. Robertson, Chair

WEST HILLHURST (WARD 7): LOC2014-0156 and DP2015-2379

I submit this personal comment as a resident of Calgary and as a community volunteer.

These items were before the Calgary Planning Commission on December 17th.

<http://tinyurl.com/zqsewm9>

The first motion, passed by a vote of 9-0, stated:

The Calgary Planning Commission received correspondence from:
West Hillhurst Community Association dated 2015 December 16
Kensington Legion Re-Development, dated 2015 December 16;
Tara Branter, dated 2015 November 01;
Royal Canadian Legion, North Calgary Branch #264, dated 2015 November 16;
Tony Zhang, dated 2015 December 16; and
Susan Cardinal, dated 2015 December 16;
as distributed, and directs it to be included in the report in APPENDIX VII **with a proviso to Council that due to the amount correspondence that was received, it has not been thoroughly review by Planning Commission.**

The motion to adopt the bylaw also passed by a vote of 9-0, **however it is significant that one board member, Mr Friesen, clearly captured the major defects in the residential site portion of this bylaw:**

Reasons for Approval from Mr. Friesen:

- I supported this land use but have some significant reservations. The legion and its members are clearly worthy of community support. I have been involved in extensive work with veterans groups and have found it a very worthwhile activity. Also the site is large and warrants a major redevelopment investment.
- The land use planned, particularly for the residential site allows for very large building mass which is not in harmony with the surrounding community. The likelihood of additional buildings of this scale being built on Kensington in the medium term future is low since many properties have been rebuilt recently at a much smaller scale.
- The residents seem to be voicing significant opposition to this scale of development. The extensive communication and engagement program is admirable. I am however concerned about extensive engagement when what is apparently the key community concern is not resolved. **Is this type of engagement insincere and approaching tokenism.**
- The architecture of the buildings also concerns me since it seems to emphasize the height and mass of the buildings on the Kensington side of the site when this is the main problem with the project for some. This will be more of an issue when the DP application for the residential building is considered.

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2016 JAN 28 AM 7:33

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As noted in the history of The Municipal Development Plan, it is the result of consulting with tens of thousands of Calgarians over many years. <http://tinyurl.com/zpqheuj>

The MDP was adopted by City Council in 2009, and contains policies that will shape how Calgary grows and develops over the next 30 to 60 years. It is the foundation for all urban planning decisions.

In this instance, the failure to create a bylaw framework that complies with the MDP, and a CPC process failure of approving the LOC and DP without thoroughly reviewing all the material is a disturbing result for any community.

To endorse these breaches will lead to civic disengagement and distrust. If Council wishes to maintain the respect of its residents and communities, it must respect its own policies and ensure thorough and complete review processes by appointed committees.

I urge each Councillor to reject this land use bylaw outright, or send it back for a major and thorough review that resolves community concerns, or amend it to comply with a framework that follows the MDP.

Bill Fischer
65 - 31 Avenue SW
Calgary

January 27, 2016

Cc: Brent Alexander, President WHCA
Cc: Gerard Van Ginkel, VP WHCA, and Board Chair, Planning

To: Communications & Community Liaison Ward 7 <caward7@calgary.ca>

Thank you Dale,

I appreciate the fact that you write back but a description of the process is not my concern. What I questioned in my message is the ethical position of the parties involved.

I realize that you may not be in a position to answer me on that but I hope you realize that this, to some people at least, is more important than the procedure itself.

Please understand that a situation has been created here in which people have been made to feel that they have been dismissed. In an open discussion it would have been possible to realise that not everyone can be pleased but a balance of disadvantages and advantages could be understood. Instead; opposition was voiced but no one was there to receive it.

This is not how a community should work.

Dirk

On Fri, 22 Jan 2016 12:38:44 -0700, Communications & Community Liaison Ward 7 <caward7@calgary.ca> wrote:

Hello Dirk,

>

> Thank you for your message to Councillor Farrell on the proposed
> Kensington Legion redevelopment. Druh provides an overview of the
> process for reviewing this project on her website at:
> <http://www.calgary.ca/councillors/ward-7/Pages/News/Kensington-Legion-FAQ.aspx>. As an update to this web post, the Development Permit for the smaller Phase One building and the Land-Use Redesignation application for the entire site were reviewed by Calgary Planning Commission on 17 December. Stemming from City Administration's recommendations for approval of the two items, Calgary Planning Commission approved the Phase One Development Permit and recommended the approval of the Land-Use Redesignation to City Council. The Land-Use Redesignation will now come before Council for a final refusal or approval. All Councillors must remain open on the Land-Use Redesignation until it reaches a public hearing. This is required of all Councillors on all Land-Use Redesignation proposals. The applicant group also recently submitted the Development Permit proposal to the City for the larger Phase Two of the project, which City Administration is reviewing

> now.

>

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> I hope that provides some useful information.

>

> Please let me know if I can assist further.

>

> Best regards,

>

> Dale Calkins

> Communications and Community Liaison to

> Druh Farrell, Ward 7 Councillor

> Office of the Councillors, P.O. Box 2100, Stn M

> Calgary, Alberta, T2P 2M5

> P [403.268.1796](tel:403.268.1796) | F [403.268.3823](tel:403.268.3823) | E caward7@calgary.ca

>

> Join our mailing list and stay connected, or follow Druh on Facebook,

> Pinterest, or Twitter.

> Please note, our office discloses the names of all parties meeting

> with Councillor Farrell at City Hall.

>

>

>

> -----Original Message-----

> From: dirk@makedoVISIBLES.com [mailto:dirk@makedoVISIBLES.com]

> Sent: Thursday, January 21, 2016 2:13 PM

> To: Communications & Community Liaison Ward 7

> Cc: kensingtonlegionredevelopment@gmail.com

> Subject: The Legion development

>

> Some background; I was invited to attend the first presentation of

> this project by a friend who is a Legion member but was then asked to

> leave as this presentation was NOT open to the public. Why ? What was

> there to hide?

> The myth that this development is the only salvation for the Legion

> is only superceded by the myth that councillor Drew Farrell is

> 'neutral' in this process.

>

> I have stated before that I encourage the increase of density in the

> inner city but this proposal is a sledgehammer approach and the

> process has been extremely biased and opaque. I don't like it. Can we

> please fix it?

>

> Dirk van Wyk

> 2122 Broadview Rd.

>

August 22, 2015

Dear Councillor Farrell:

The Kensington Legion / Truman Homes development proposal is very concerning. We see the development as having a significant impact on the value of our home and lot, a negative effect on the privacy of our yard, as well as on the volume and impact of traffic within the area.

A few months ago, Truman proposed that the development at the northwest corner of 19th Street and Kensington Road was to be of a significant height. Thankfully this was not approved by council and the new structure was restricted to four storey (one commercial and three residential). The proposed heights of both the 4 storey commercial building and the 10 storey retail/residential building are not in keeping with the existing developments within the West Hillhurst community and will have a negative impact on the value of the current residential homes.

Retail spaces are currently available on the 19th Street strip north of Kensington. There are several vacant buildings and commercial lots available currently, so why would it be a benefit of adding more? Shopping/retail outlets are plenty within short distances to the north and east of West Hillhurst.

Our family has been long term residents of West Hillhurst and enjoy the lower level designed homes and buildings within this residential neighbourhood. A ten storey building proposing 200 units in extreme close proximity to existing homes will have a negative impact. The proposed building has no setback, provides no front parking for the proposed retail space, creating the desire of users to park on the Kensington Road front. With steady pedestrian traffic to and from the Queen Elizabeth schools and others walking and biking to their workplace, this increase in traffic would pose a risk of accidents occurring.

A ten storey building that proposes 200 units accessing their parking stalls from a back alley onto a small street (18A St.) would decrease the value of homes on the street, congest traffic on that street and on 2nd Avenue NW which is the access used by much of the school populations.

The proposed building will cut precious light from a vast number residents homes and yards to the north of the proposed building and will negatively affect the investment of owners of those homes.

Your energy in carefully considering the impact on the existing residents and home owners when you are reviewing applications is appreciated

John Sweazey and Joanne Hart Sweazey
1924 Westmount Road NW

January 25, 2016

Dear Councillor Farrell

We live at 2037 1 Avenue NW, and as residents of West Hillhurst we are writing to express our deep concerns with respect to the proposed Truman plan for the redevelopment of the Legion site.

We would like to stress from the outset that we are completely in favour of a redevelopment of the site. However, like so many other local residents, we are appalled and alarmed by the height of the proposed building. Simply put, what is proposed is massively out of proportion with neighbouring properties in every direction, and it establishes a troubling precedent for possible future developments in the area.

Surely it is obvious that any proposed building higher than four residential storeys (the same as the recent Truman "Savoy" development) is out of context and is simply too tall? A building of eight stories is an affront to the residential nature of our community and is completely contrary to the expressed views of those of us who live in West Hillhurst.

We hope that the proposed redevelopment is rejected.

Yours truly,

Harry and Lucy English

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January 26, 2016

Legion site redevelopment:

Please add my name to those opposed to the height of this development.
The shadows cast by this development will destroy the quality of life for those
neighbours to the north.

The height of this building will also impact on the privacy of neighbours on all
sides.

Thank you
Doug Sinclair
2216 7 Ave NW

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January 28, 2016

City Council, City of Calgary
Office of the Councillors,
800 MacLeod Tr. SE
Calgary, AB T2P 2M5

Delivered via email to: cityclerk@calgary.ca & councillorweb@calgary.ca

RE: Kensington Legion Redevelopment Proposal | LOC2014-0156 | North Side of Kensington Road between 18 Street and 19 Street NW

Honourable Mayor Nenshi and Members of City Council:

The Hillhurst Sunnyside Planning Committee ("HSPC") wishes to reinforce our submissions to City Administration dated August 13th, 2015 on the original proposal and December 2nd, 2015 on the revised plans.

We are pleased to see that the Legion has secured a reputable development partner for its new home. This project is an excellent opportunity to add social vitality, residential, retail, and employment diversity to Kensington Road. Our concerns focus on the ultimate form of the building; specifically height and integration of the taller mixed-use building (or Site 2) with the surrounding residential community.

1.0 Engagement

The Hillhurst Sunnyside Community Association ("HSCA") was circulated on this application as an affected party. Residents of Hillhurst and West Hillhurst provided us with feedback and we wish to emphasize our submissions to the City. The HSPC would like to thank the applicant-representative for keeping stakeholders informed during the application process.

We appreciate the quality of information shared; however, Commissioner Friesen's statements at the December 17th Calgary Planning Commission hearing reflect our concerns:

"I supported this land use but have some significant reservations. The legion and its members are clearly worthy of community support. I have been involved in extensive work with veterans groups and have found it a very worthwhile activity. Also the site is large and warrants a major redevelopment investment."

"The land use planned, particularly for the residential site allows for very large building mass which is not in harmony with the surrounding community. The likelihood of additional buildings of this scale being built on Kensington in the medium term future is low since many properties have been rebuilt recently at a much smaller scale."

The HSPC is concerned about the lack of integration of the large scale development with its surroundings and residential character of the community.

2.0 Sensitivity and Local Context

Height and precedence-setting are the central concerns with this application. We appreciate that the design has incorporated stepbacks as to reduce the shadowing on the single family homes to the north of the site, however the bulk of the building mass is on the south facing Kensington Road.

HSPC generally supports higher density and compact development as an inner city community. We support a sensitive density increase on Kensington Road west of 14th Street; however, the Hillhurst Sunnyside ARP sets a height limit of 15 metres between 10A and 13th Streets in order to better integrate with the surrounding lower density residential areas.

2.1 Kensington Road as a Corridor or Main Street

This application was reviewed using the policy framework in the Municipal Development Plan in absence of an approved ARP for West Hillhurst. The development should consider the local context as stated in Section 2.2 of the MDP to maintain:

"compatibility [and] avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development." and

"attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment"

Additionally, Kensington Road has a right of way width of 20 metres. Section 3.4.1.q states:

"Create a human-scale environment along the Corridor by generally encouraging a maximum of 1:2 building height to right-of-way width ratio. Additional height should be considered through a Local Area Plan."

The homes in the immediate area are predominantly smaller scale single family and duplex homes with the appearance of larger four-plexes in recent years. The form of these newer multi-family dwellings (already contentious in the neighbourhood due to the heights at around 10 metres) allow for modest increases to density and fit the MDP policy direction for Corridors in regards to the 1:2 street ROW to building height ratio.

In lieu of Council-approved policy for the individual Main Streets, we are only able to rely on documentation of what was heard at the engagement sessions.

Comments submitted by residents have indicated a preference for a 4- to 8-storey building; the revised concepts show an 8-storey building at 31 metres (including the ancillary structures and architectural features on top). This is a greater height than what has been approved in the Hillhurst Sunnyside ARP; 8 storey buildings in the Transit Oriented Design area have a maximum height of 26 metres. *See Appendix I.*

2.1 Street Wall

A one-to-one street width to building height ratio was mentioned at the December 17th CPC hearing. The Centre City Urban Design Guidelines call for this 1:1 ratio in the downtown area with the intention to create a human scaled “street wall of the entire mass of low to medium-height buildings” to enclose the street and mitigate the impacts of taller buildings. The street wall defines the public realm of the street. The height and massing of the Site 2 building is at its greatest facing Kensington Road and will create a dwarfing effect at the street level.

Using the road right of way on Kensington Road at 20 metres and height of the Site 2 building at 31 metres, the building height is more than 150% greater than recommended in the Centre City Urban Design Guidelines. Kensington Road also does not have the development intensity and density that matches the downtown core; hence it is more appropriate to use the MDP Corridor policy of a 1:2 street width to building height ratio.

3.0 Precedent

The Hillhurst Sunnyside Area Redevelopment Plan's Transit Oriented Development policies on height and density limits result from consultation with a variety of stakeholders. Critical aspects of these policies balance increasing density with the physical context of an existing 100-year-old residential neighbourhood. As a result, the maximum FAR and height limits for Hillhurst-Sunnyside's main streets are lower than what is proposed on Site 2 of the Legion Project. We are concerned that a similar planning process was not applied to the Legion project.

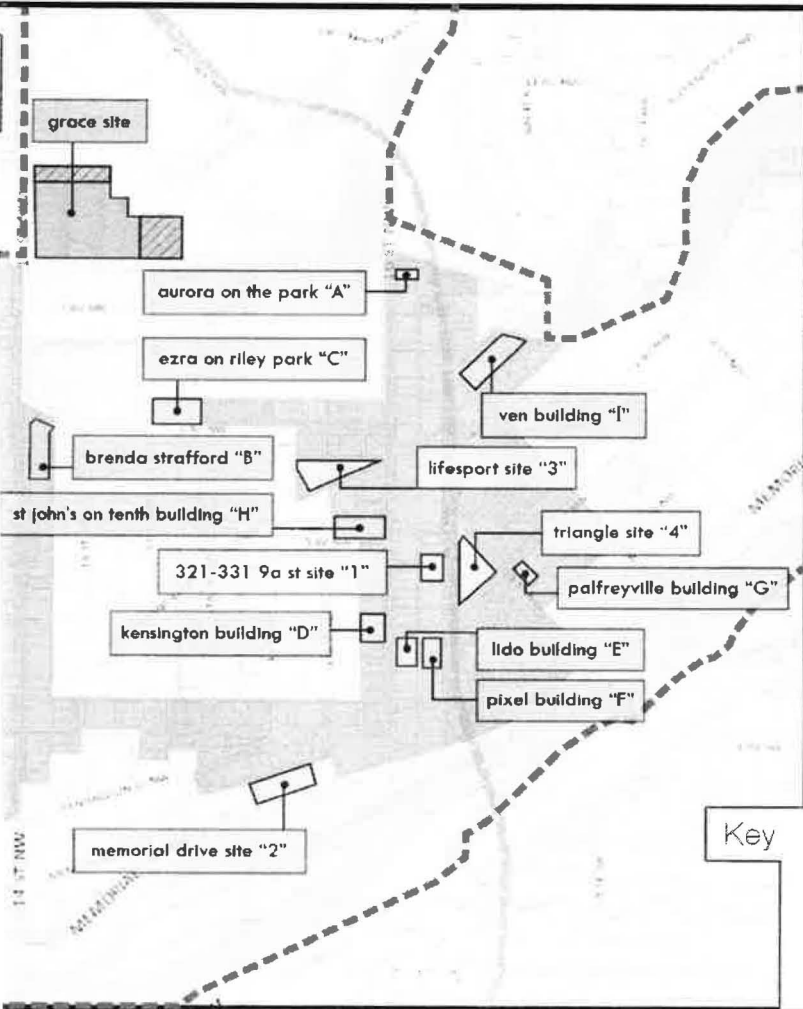
We will consider any desire by the City to approve future projects in Hillhurst Sunnyside that exceed the present TOD height and density limits to be a deviation from the ARP.

Sincerely,

Hillhurst Sunnyside Planning Committee

Cc: Members, Hillhurst Sunnyside Planning Committee
Jeremy van Loon, Chair, Hillhurst Sunnyside Community Association
Gerard van Ginkle, Chair, West Hillhurst Planning Committee
Brent Alexander, President, West Hillhurst Community Association
Christine Leung, Senior Planner, Local Area Planning & Implementation, City of Calgary
David White, CivicWorks Planning + Design, Applicant Representative
Ward 7 City Councillor Druh Farrell

Hillhurst Sunnyside - Major Transit Oriented Development Projects



Large Developments Approved, Completed or Under Construction Since 2006

Project / Developer	Address	Max. Height (# Storeys)	Floor Area Ratio	Residential Units	Square Footage (Total)	Estimated Population
A Aurora (CHF)	832 10 St	14.8m (4)	2.09	25	12,048.7	25
B Brenda Strafford	432-442 14 St	20m (4&6)	3.0	94	103,194.3	169
C Ezra (Birchwood)	1234 5 Av	26m (6&8)	4.0	100	132,396.1	180
D Kensington (Bucci)	233 10 St	20m (6)	3.8	77	74,169.8	139
E Lido (Battistella)	144-148 10 St	26m (8)	5.0	69	89,630	124
F Pixel (Battistella)	1037 2 Av	26m (8)	4.7	100	99,404.7	180
G Palfreyville (RJK)	214 9 St	15.4m (4)	2.39	19	21,506.3	34
H St John's (Streetside)	409 10 St	26m (8&4)	5.0	95	60,385.5	171
I Ven (Bucci)	823 5 Av	16m (4)	3.8	115	89,280.5	207

Notes: This information represents numbers provided on approved Development Permits in the community. The numbers under the estimated population column are calculated based on the current population per dwelling unit (1.8 persons per unit) in the 2014 civic census. Commercial and residential space has been included in the total square footage.

Proposals (Beyond TOD Area)

Grace Hospital Redevelopment Site
 (NorthWest HealthcareProperties)
 - Northeast corner of 14 St & 8 Ave
 - Proposed mixed-use commercial/residential
 - Primarily medical uses

Key	Description
	Transit Oriented Development boundary
	Completed between 2009-2015
	Under construction as of January 2016
	Proposed, under review; not approved yet by City Council
	Proposed; beyond TOD boundaries

Proposed Major Projects in 2015/6

Project / Developer	Address	Max. Height (# Storeys)	Max FAR
1 9A St (Minto)	321-331 9A St	26m (8)	5.0
2 Memorial Dr (Anthem)	1134-1160 Memorial Dr	16 m (4-5)	2.5
3 LifeSport (Stonebriar)	1110 Gladstone Rd	26m (6)	5.0
		16m (4)	2.5
4 Triangle Site (City)	1020 2 Av (ContainR)	26m (8)	4.0

Notes: Projects above are in the preliminary stages. Development Permits have not yet been submitted to the City of Calgary; maximum heights and FAR are based on policy in the community Area Redevelopment Plan.

MAUREEN MEDDINS <mmeddins@gmail.com>

Wed, Jan 27, 2016 at 10:20 AM

To: Kensington Legion Re-Development
<kensingtonlegionredevelopment@gmail.com>, caward7@gmail.com

- 1) Redevelopment of Legion Property should be limited to six stories rather than proposed eight.

- 2) Kensington Road should not be reduced to one lane each way as proposed as the #1 bus will be severely impacted and is the longest cross town bus in the city. This will be hardship to bus drivers and riders.

Maureen Meddins
1940 Westmount Rd. N.W.

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2016 JAN 28 AM 9: 25

January 26, 2016

Attention: Councillor Farrell
THE CITY OF CALGARY
CITY CLERK'S

I have sent a number of letters to your office regarding the proposed Kensington Legion Development Proposal.

As a long term resident of Hillhurst, my family and I truly understand the importance of new high density development in our community. Additionally, I support the Legion as I am proud of my Grandfather who served in two world wars, my Father who was in the Military and my beloved Uncle who lost his life after injury sustained in battle.

While I support the success and new facilities of the Royal Canadian Legion 264, and a multi-story residential and retail building on the current Kensington Legion site, I must also advocate for my own family and the existing residents of this wonderful community. These are the residents who's homes are in extreme close proximity and will be profoundly and negatively affected by this proposed development. As well, I am deeply concerned for the safety of these residents and the parents and children who attend the nearby Queen Elizabeth Schools.

These are the very same good citizens that voted in good faith for YOU Councillor Farrell, and the citizens that this proposed development has taken absolutely NO CONSIDERATION FOR.

For these citizens we ask for two (2) changes to the existing proposal:

- The maximum height on the new building on the eastern side of the site must be limited to six (6) stories (26 meters). This would also be in accordance with the City's Municipal Development Plan.

- The entrance to the underground parkade must be changed to 18A Street from 18 Street to reduce the traffic past the Queen Elizabeth Schools and the back lanes of the residences in close proximity

We are NOT attempting to stop this proposal. As a community we are asking for just two modifications. Two considerations for the safety and quality of life for YOUR existing Ward 07 constituents.

Yours sincerely,

Nicki Clark
1826 Westmount Road N.W.

Wife, Mother and Grandmother of directly impacted Hillhurst and West Hillhurst Residents.

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2016 JAN 28 AM 9:03

THE CITY OF CALGARY
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WEST HILLHURST
community association

January 25, 2016

City Council, City of Calgary
Office of the Councillors,
800 Macleod Tr. SE.,
Calgary, Alberta, T2P 2M5

Submitted online and via email.

RE: Kensington Legion–Revised Redevelopment (LOC2014-0156 and proposed Development Permits, including DP 2015-4956)

Honorable Mayor Nenshi and Members of City Council,

The community of West Hillhurst (WHH) and its residents strongly oppose the proposed height of the Legion site redevelopment under LOC2014-0156. At 100' / 31m the proposal does nothing to demonstrate respect for the existing community despite stepping down the elevation to the north for the sake of meeting the context at the north property line. We would like to remind council that a building of this height is larger than anything found in Hillhurst/Sunnyside, Marda Loop or 17th Ave. SW!

WHH residents have participated in the project's open houses, have studied the Municipal Development Plan (MDP) and the City's yet unfinished Mainstreets initiative and have made every effort to have their opinion heard – that densification is perfectly acceptable in WHH, but at a reasonable height. WHH is concerned that Council, after carefully crafting the comprehensive MDP is being asked by the applicant to contravene it – the very bylaws set forth to govern development in our community. West Hillhurst is the only community in our area that has been repeatedly denied an ARP by City Planning so now we ask that council honor the MDP and hear the Community's feedback on this proposal and to the city's own unfinished Mainstreets program. The height of this Land Use Change should be something similar to Council's decision (in Nov. 2014) on the Inglewood proposal of 22.5m which would be far more reasonable for this location and context given the similarities in site (Appendix 1).

Please do not approve this LOC on the basis of unfounded interpretations by City Planning, CPC or the Applicant of the City's own governing bylaws or on 'density at all costs'.

Contraventions/misinterpretations to City Bylaws (MDP) relating to this application:

2.2.1.b.i Plan the development of Activity Centres and Corridors appropriate to the local context by maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development

2.3 "Future growth does not undermine what Calgarians value most in their neighbourhoods."

*2.3.2 "... Corridors and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can impact adjacent low density residential neighbourhoods. **Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.**"*

*2.4.2e **Built form Policies:** Tall buildings [defined as a building whose height is greater than the width of the right-of-way of the street that it fronts] are appropriate in the Centre City, Major Activity*



Centres, or Community Activity Centres and Urban Corridors where deemed appropriate through a Local Area Plan. – This location satisfies none of these qualifiers.

2.4.2f *Plans and designs for ‘tall buildings’ should ensure that they are:*

- iii. Integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods; and,*
- iv. Considerate of the shadow impacts on adjacent residential areas and parks and open spaces.*

Stepping down and shadowing may have been considered to the north of the site, however failure to do the same to the south and east remains an issue (**despite community feedback to the developer / applicant**). **Similar step downs on east and south faces should be required.**

3.4.1 General Corridor policies

- b. The highest densities and tallest buildings on the Corridor should be concentrated into “nodes” that occur at the intersections of the Corridor with other major transit streets.*
- h. Appropriate transition of building scale between developments in the Corridor and adjacent areas should be provided. These transitions should be sensitive to the scale, form and character of the surrounding buildings and uses.*
- q. Create a human-scale environment along the Corridor by generally encouraging a maximum of a 1:2 building height to right-of-way width ratio. Additional height should be considered through the Local Area Plan.*

The applicant’s amended height of **31 metres** remains a dramatic contrast with a sharp transition to the adjacent properties. The height still far exceeds the public realm policy of building height to right-of-way (1:2 building to Road width ratio). To suggest that the right of way be taken at the third story set back as presented by the Applicant to CPC is a gross misinterpretation of this bylaw (see Appendix 2). **The building greater than 50% higher than should be allowed based on the MDP.**

3.4.3 Neighbourhood Corridors

- e. Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings...*
- f. An appropriate transition between the Neighbourhood Corridor and the adjacent residential areas is required... These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.*

The Neighbourhood corridor policy specifically states low-scale apartments – **31m is not ‘low scale’**. **The Legion site, while unique, is not a node or adjacent to an Activity Centre or Urban Corridor.** **Use of the lane as the parkade entrance is not a sensitive transition** to the adjacent residential properties and does nothing to enhance connectivity. Traffic patterns should be directed to Kensington Rd. via 18A St. to minimize impacts on existing residences. CPC heard from the applicant that 18A St. is proposed as a public space – the DP shows it is a traffic circle with park benches, hardly an attractive public realm.

The applicant has elected to significantly undermine the MDP that Council went to great efforts to craft based on extensive city-wide consultation and discussion with citizens. Please, do not set a dangerous precedent in our community where there is no ARP to govern future developments.

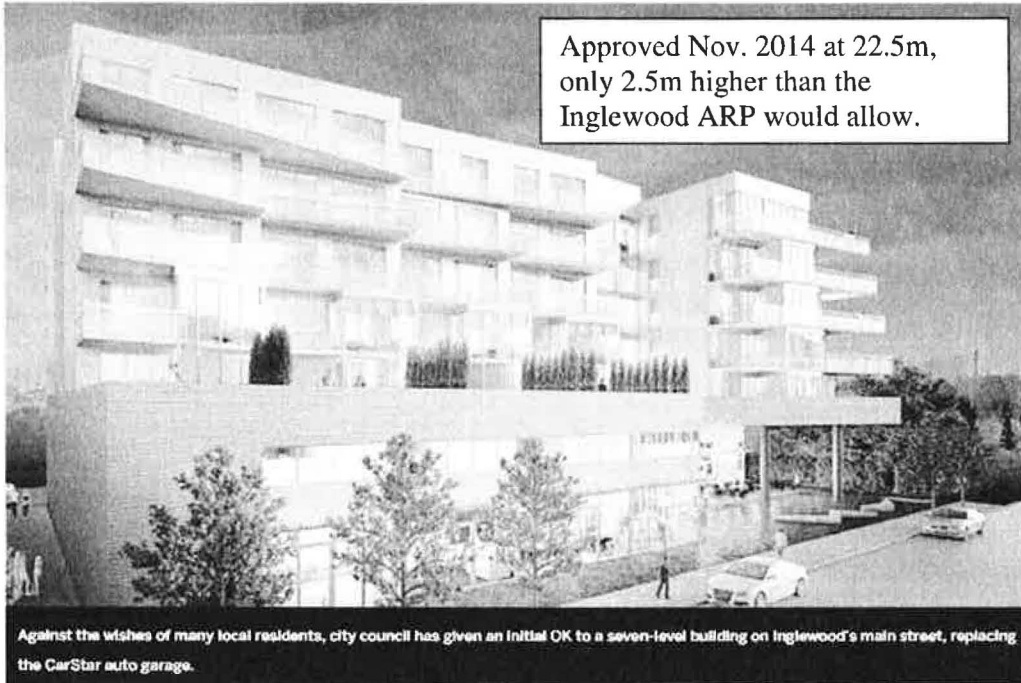
On behalf of the West Hillhurst Community Association.

[signed]

Gerard Van Ginkel

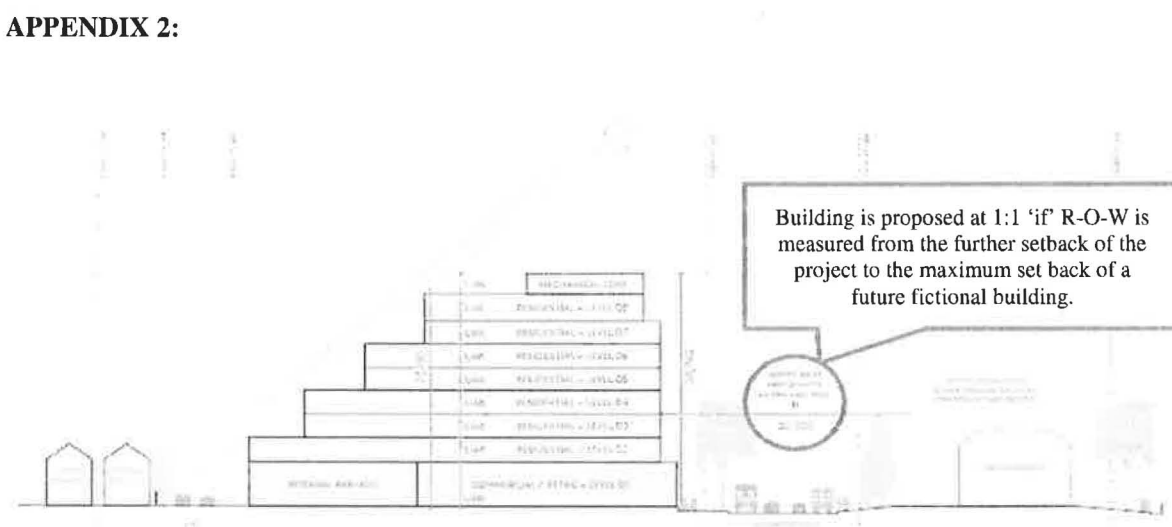
Chair, West Hillhurst Planning Committee

APPENDIX 1:



Council approved a 2.5m variant to the Inglewood ARP for this proposal. Given the similar context, this height is seen as an acceptable compromise on all parties.

APPENDIX 2:



From the applicant's materials, it is clear that the Corridor 'Right-of-way' being proposed for this project is being grossly exaggerated. The ROW should be from property line to property line and not from the proposed 3rd story setback measured against a future building that 'might' be built with a 'possible' setback. The single family homes on the south side of Kensington Rd. are 'new builds' with a life expectancy of >50 yrs.



December 15, 2015

Christine Leung
Senior Planner, South Area Planning
Local Area Planning & Implementation
The City of Calgary

Emailed to Christine.Leung@calgary.ca

RE: Kensington Legion–Revised Redevelopment Proposal DP 2015-4956

Dear Ms. Christine Leung

Please find our completed Community Context Questionnaire for the Development Permit for Site 2 (Residential Tower - Legion Project).

We would like to thank the developer/applicant for keeping us apprised of updates and providing information on the proposed changes.

Thank you for the opportunity to provide comments.

Gerard Van Ginkel
Chair, West Hillhurst Planning Committee

cc:
Development Circulation Controller
Members, Hillhurst-Sunnyside Planning Committee
Councillor Druh Farrell, Ward 7
David White, CivicWorks Planning + Design, Applicant Representative



Community Context Questionnaire – Development Permit

Development Permit Number: _____DP2015-4956_____

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staff better understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will review all relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

Please provide your Community Association perspective and respond to the following questions:

Strengths:

- Quality of architecture is good.
- Mixed use brings diversification
- Presents an efficient use of city services/utilities and meets objective of densification.
- Added mixed use is a benefit to the residents.
- Maintains the economic viability of the Canadian Legion.
- The ground level retail should contribute to a main street type of environment.

Challenges:

We believe that the height of the Site 2 building is completely insensitive and out of scale with the surrounding urban context.

Development should be more appropriate to the local context – the MDP has specific policy under Section 2.2:

- to maintain "compatibility [and] avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development."
- to provide a transition in "development intensity between low density residential areas and intensive multi - residential or commercial areas".

Height.

- Height is excessive in the extreme. Directly comparable areas that are already built up in the NW (Hillhurst Sunnyside), height cannot exceed 15m along Kensington Road unless also facing either 14th or 10th St NW where shadowing to the north is not a concern due to like developments.
- Corridor scale: Road ROW to height ratio is being relaxed excessively.
- Context of the remainder of Kensington Road relative to the project is not compatible



- Sets a challenge for future redevelopment along this street as the precedent is difficult to achieve/replicate in future (parcel size / land assembly) which will result in permanent abnormality of this site in current and future context.

Adjacent Properties:

- Impact on adjacent properties is extreme and shadowing has not been adequately / optimally mitigated.
- Overlooking and privacy impacts are extreme.

Transition to existing properties:

- Transitioning within the site only addresses the impact on sites on the north of the property.
- Terracing or reducing height on the eastern edge should be required.

Massing:

- Massing is excessive to the extreme. Directly comparable areas that are already built up in the NW (Hillhurst Sunnyside), FAR cannot exceed 2.8 along Kensington Road unless also facing either 14th or 10th St NW where shadowing to the north is not a concern due to like developments.
- Massing, as proposed, fails to take advantage of the scale of the overall site to minimize impact and better integrate into the existing structures.
- Alternative options could achieve same result (FAR 4.3) with reduced impacts (shadowing, height, variation, etc.).

Traffic:

- Force all site traffic onto Kensington Rd via 18A st and not 18th St. Moving parkade entrance supports this.
- Pedestrian safety needs to be considered at the 18th St crossing of Kensington Rd. 18th St bulb-outs and traffic calming measures - including consideration of closing 18th St at 1st Ave to mitigate cut-through traffic in the school zone.
- Traffic control in the lane way to maintain segregation between the residential homes and the proposed project to ensure that the traffic increases to the alley are not exacerbated. (i.e. Shortcutting in the alley)

1. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

The height of the building needs to be decreased to a maximum of 15metres as per comparable areas along Kensington Road that are already well developed as previously discussed.

The building needs to be set back on the upper floors along the 18th Street elevation to minimize the impact of the large size difference between this proposed development and the single family or semi-detached homes on 18th Street NW which are directly beside it.



2. Provide comments on:

A. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)

The use of ground floor retail with residential units above is appropriate for the site.

The smaller scale retail bays could help contribute to a more walkable human - scaled, vibrant and complete neighbourhood.

We support the Change of Use on the two City of Calgary-owned parcels that have been deemed as surplus roadways (2A and 2B on the applicant's submission)

B. The site design

Not the best balance of massing across the lot with the suboptimal development on the west portion and the over development on the east portion. Missing the opportunity to mitigate the impacts fully.

Legion separate building is inefficient and under-developed.

Connection of the Legion building to the residential site by crossing over the 18A St stub with additional units should be considered as a means to reduce overall height.

Parkade entrance is inconsiderate being proposed off the residential alley - effectively converting the residential alley into a 2 way road with traffic. The site is large enough that parkade entrance should be possible from within the Legion site itself.

C. The building design

The WHCA is strongly opposed to the approval of the Legion Site 2's proposed 31m height and 4.3 FAR density.

Our opposition is based on the following concerns about the project:

- we believe that its height is completely insensitive and out of scale with the surrounding urban context;
- we believe it would set a precedent for increased building heights and densities on our community's main streets: 5th Avenue, 6th Avenue, 19th Street and Kensington Road; and;
- we believe it could create excessive development pressure on our main streets.
- despite the Legion site being half a kilometre beyond the TOD area, the Site 2 proposal exceeds both the Hillhurst-Sunnyside ARP's maximum density allowed for Kensington Road and almost all of the maximum building heights for Kensington Road and 10th and 14th Streets (TOD Maps 3.2 & 3.3).



- The lack of a setback on upper floors from Kensington Road and from 18th Street creates massing issues with the single-family homes around it.

3.Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?

The WHCA has consulted on all permutations of the Legion site redevelopment to date. Feedback that has been provided appears to have been selectively considered and key feedback pertaining to height and massing has largely been ignored in both the LOC and DP applications. The WHCA was present at all open houses held for this project and has done extensive consultation with residents on the matter.

4.Please provide any additional comments or concerns regarding the proposed development.

WHCA generally supports higher density and compact development as an inner city community. We support a sensitive density increase on Kensington Road; however, the ARP governing the adjacent neighborhoods sets a much more appropriate height limit of 15 metres between 10A and 13th Streets in order to better integrate with the surrounding lower density residential areas. Given the Hillhurst -Sunnyside's ARP TOD policies on height and density limits were arrived at after a long, contentious consultation with community residents it is appropriate that similar consideration be given to West Hillhurst despite the City of Calgary failing to provide the community with an ARP in past.

A critical aspect of these policies was the balancing of the values of increased densification with the physical context of the existing established residential neighbourhood.

The maximum FAR and height limits laid out in the Hillhurst-Sunnyside ARP for main streets is at a much lower level than what is proposed in the Legion project's Site.

We are surprised and concerned that similar thinking was not applied to the Legion project.

We will consider any desire by the City to approve future projects on our main streets which would exceed the present Hillhurst-Sunnyside TOD height and density limits to be a major deviation from the neighboring community ARP, and a contravention of the feedback given by West Hillhurst residents at the Mainstreets open houses. The precedent this project is creating and the proposed basis for approval is troubling as it is creating a platform for future special interest groups to seek abnormal approvals on a similar basis.

5. Please provide any additional comments or concerns regarding the proposed development.



We deem the DP application to be incomplete. Streetscape and context are missing from the application and are provided height / massing context is not taken off site. This downplays the scale of the development relative to existing single family homes. Offering 'trees' in lieu of existing single family homes is misleading and inconsiderate.

Shadowing studies are missing from the DP application - including appropriate evening time sun (as previously requested).

Please consider wind pattern changes and knock-on impact associated with this application and in conjunction with further large-scale redevelopment along Kensington Rd. Pedestrian objectives are potentially compromised if wind impacts are not fully considered (i.e. Bridgeland mainstreet is severely affected by winter wind and drifting of snow).

In the City of Calgary Planning review and proposal for approval to CPC relating to the LOC change there are a number of noted deviations from the MDP guidelines. These acknowledged deviations are providing great uncertainty for residents and on the surface appear to be greatly undermining the plans and guidelines that the City has set out to govern applications of this nature. Given that Mainstreets is an incomplete planning tool, it is inappropriate to base an approval on this instrument at this time.

Mainstreets is being proposed as the basis for the densification target satisfaction. There is a concern that Kensington Rd is not adequate in its current form to accommodate the added traffic and parking associated with developments of this nature going forward. Mainstreets is not finalized and should not serve as a basis for approval. If Kensington Road is going to be used as a Mainstreet and approvals are going to leverage this going forward, the road esthetic and functionality should be dramatically upgraded.

Furthermore, City Planning has suggested the required relaxations of the MDP relating to excessive height and massing should be acceptable for this one parcel along Kensington Road between 14th St and Crowchild Tr. specifically because the remainder of the this road does not support implementation of the densification goals set forth in Mainstreets. This is a dangerous argument in that that it reduces Mainstreets from a goal to a justification for excessive redevelopment on choice plots and dispenses with coherent planning principles for neighborhood focused redevelopment over time. This should/will result in a lack of trust on the part of residents in all communities with designated Mainstreets as any future plan for their Mainstreet will be viewed as a means to allow for excessive redevelopment, catering to developers and undermining the vision of an integrated and diverse neighborhood that the program is intended to promote.

Legion Site Redevelopment

WHCA Presentation to Calgary City Council
February 8, 2016



WEST HILLHURST
COMMUNITY ASSOCIATION



Agenda

1. West Hillhurst Community Association (WHCA) Position
2. Comments on CPC / Administration Approval
3. Resident Engagement at Legion Redevelopment (survey)
4. Development Site Regional Context
5. Contraventions to Municipal Development Plan (MDP)
6. Potential Alternatives
7. Proposed Path Forward
8. Appendices

West Hillhurst Community Association Position



- WHCA is supportive of;
 - measured densification within the community
 - redevelopment at the Royal Canadian Legion site
 - the City's Municipal Development Plan (MDP) as ratified by Council (2009)
- WHCA opposes the proposed height of the proposal presented by the applicant;
 - 100' / 31m does nothing to demonstrate respect for the existing community (despite stepping down the elevation to the north for the sake of meeting the context at the north property line).
 - This height is larger than anything found in Hillhurst/Sunnyside, Marda Loop or 17th Ave. SW!
- The proposal presents an incompatible / inconsiderate interface with existing residences
 - Height
 - Parkade entrance off residential alleyway adjacent to single family homes
- **WHCA acknowledges this is the first viable Legion redevelopment application brought before Council, however it is not optimized and further refinement should be sought.**
- An overall height consistent with the remainder of Kensington Rd is deemed acceptable - 26m or less.

Comments on CPC / Administration Approval



- Acknowledgement that the proposed land use amendment is not aligned to the MDP urban design policies regarding building height maximums related to a one to one road right-of-way ratio
- Acknowledgement that "...residents seem to be voicing significant opposition to this scale of development."
- Acknowledgement that "... extensive engagement when what is apparently the key community concern is not resolved. Is this type of engagement insincere and approaching tokenism".
- CPC acknowledgement that correspondence from residents was not given adequate consideration
 - "included in the report in APPENDIX VII with a proviso to Council that due to the amount correspondence that was received, it has not been thoroughly review by Planning"
- CPC recommendation for Approval seems to be based on:
 - The Royal Canadian Legion as a beneficiary of the application and 'possible' openness in future (ideals)
 - The strategic location / size of the subject parcel - a unique opportunity to accomplish density
 - The 'extensiveness' of the engagement process - if the application was deemed acceptable would such engagement have been warranted?

Resident Engagement at Legion Redevelopment



- First, second and third proposals 2011-13: cell phone tower and 2x buildings both much lower in height and scale - **all deals collapse. Failure of consultation / neighbor consideration.**
- April 2015: WHCA Planning meets with new Applicant - advises 'too tall' and that something closer to the allowances under the Hillhurst Sunnyside (26m) is the maximum that should be proposed. Advises that using the residential alley for parkade entrance is not appropriate - pursue onsite entrance.
- Applicant proceeds with 40m+ proposal - **quickly retreats to current over-height application. Raises questions on integrity of the taller application and built-in intention to show a reduction on protest.**
- Resident concerns not aired at open house, in the 'What We Heard Report' or adequately reviewed by CPC.
- WHCA Resident survey is not heard at CPC, dismissed as the City not a participant in process.
- Contrary to views held by members of the CPC, this engagement process, while unique for Calgary, lacks responsiveness and should not form a basis for applicant support - opinions are curated.
- See WHCA Resident Survey attachment (appendix).



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Development Site Regional Context

- **From the CPC:** The immediate surrounding development ... and land use context is primarily comprised of single detached and semi-detached dwellings ... To the immediate north of the westerly parcel is a three storey multi-residential development (General deLalanne Lodge) ... To the west is a two storey local commercial building
- From Calgary Mainstreets: Kensington Rd. is identified as a 'Mainstreet' under the City's 'Mainstreets' programme;
 - Residents have participated in 'Mainstreets' open houses:
 - Limit development to 4 stories; Enhance streetscape / pedestrian walkability; Have 'good' engagement with Truman re: Legion site Redevelopment
- The area is characterized by new construction, two story single-family homes
 - Fit to existing new builds is essential under the MDP
- *Forcing density under the premise of the site's plot size and applicant's significance as a 'historical resource' is not consistent with the City's MDP, resident feedback on Mainstreets or the overall vision for Kensington Rd. going into the future and **sets a challenging precedent for West Hillhurst***

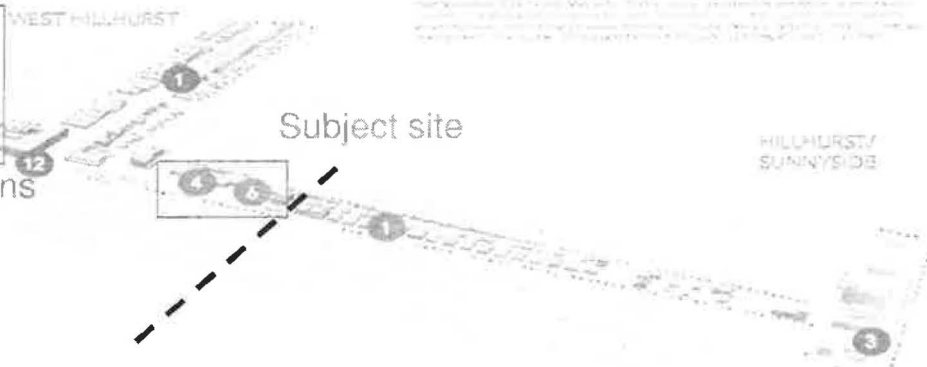
Kensington Road Mainstreet - Precedence Matters



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Precedent sites - expect repeat applications



OUTCOMES

1. High quality development
 - High quality development
 - High quality development
 - High quality development

2. Increased density
 - Increased density
 - Increased density
 - Increased density

3. New housing and services
 - New housing and services
 - New housing and services
 - New housing and services



Dividing line of HSCA ARP vs. WHCA 'no ARP'

- HSCA ARP would limit height to significantly less height



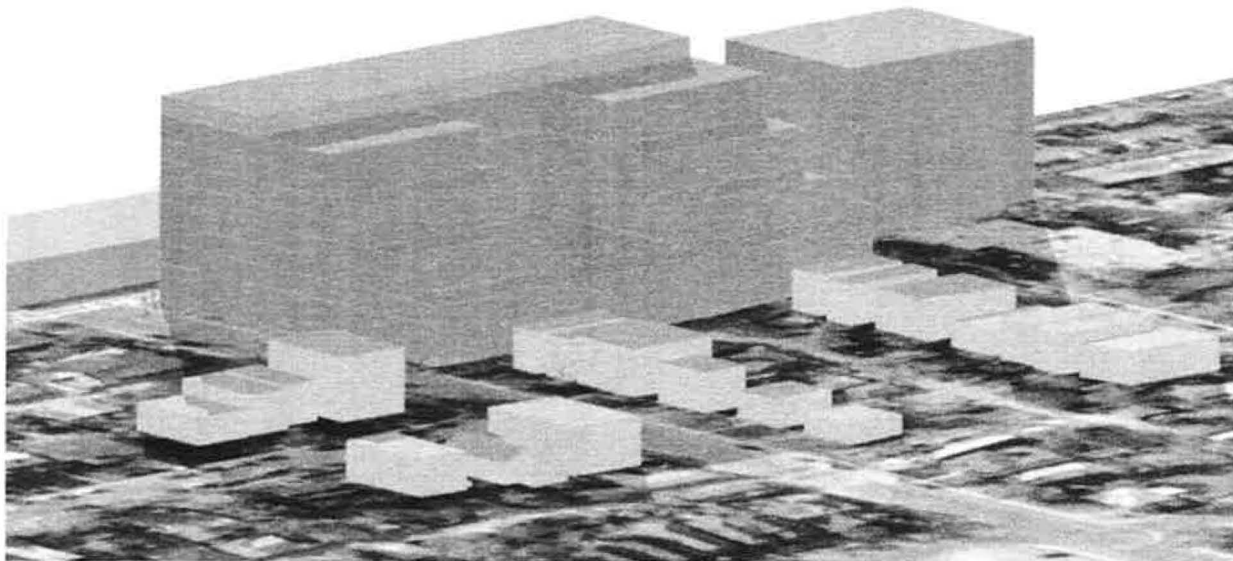
OPPORTUNITIES

- | | | | |
|-----------------------------|-----------------------|------------------------------|-----------------------|
| 1. High quality development | 2. Increased density | 3. New housing and services | 4. Increased density |
| 5. High quality development | 6. Increased density | 7. New housing and services | 8. Increased density |
| 9. High quality development | 10. Increased density | 11. New housing and services | 12. Increased density |

ISSUES

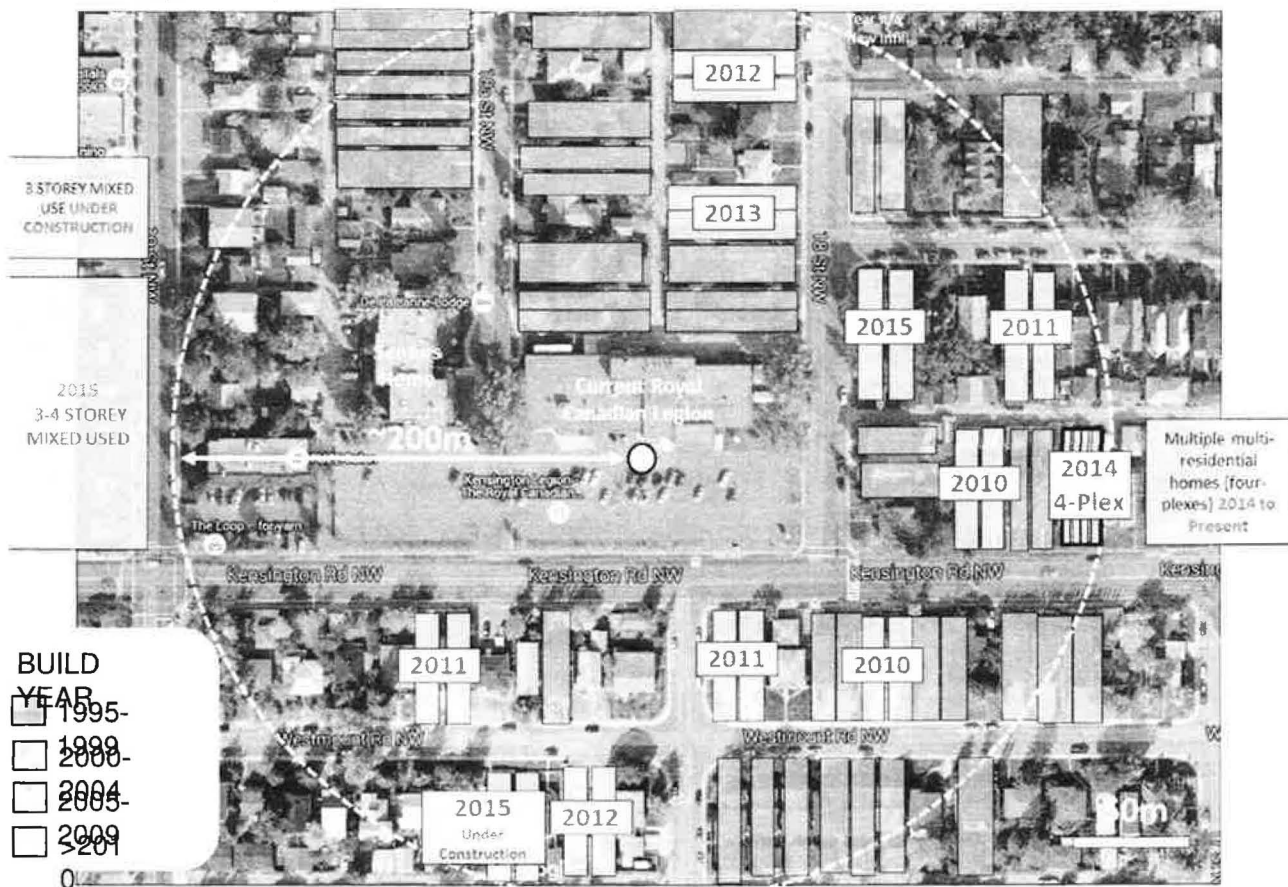
- | | | | |
|-----------------------------|-----------------------|------------------------------|-----------------------|
| 1. High quality development | 2. Increased density | 3. New housing and services | 4. Increased density |
| 5. High quality development | 6. Increased density | 7. New housing and services | 8. Increased density |
| 9. High quality development | 10. Increased density | 11. New housing and services | 12. Increased density |

Actual Context - Missing from Applicant's Materials



- Clearly there is a lack of sensitivity to existing low density local context
 - Shadow impacts are considerable
 - Transition to low density is 'token' at best (north only)
-
- Nowhere in the applicant's materials is the actual interface between existing and proposed clearly presented - so here it is.

Legacy of New Construction in the Region



- Existing single family homes are 50+ years in lifecycle
- No expected changes on context in the long term
- City continues to approve low-density on Kensington Rd.!

MDP Contraventions Sought by Applicant

2.2.1.b.i: avoiding dramatic contrast in height and scale with low density residential

2.3.2: Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment."

2.4.2e Built form Policies: Tall buildings [defined as a building whose height is greater than the width of the right-of-way of the street that it fronts] are appropriate in the Centre City, Major Activity Centres, or Community Activity Centres and Urban Corridors where deemed appropriate through a Local Area Plan.

2.4.2f iii, iv: Plans and designs for 'tall buildings' should ensure that they are: Integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods; and Considerate of the shadow impacts on adjacent residential areas and parks and open spaces

3.4.1b, h, q "General Corridor policies": The highest densities and tallest buildings...should be concentrated into... intersections of the Corridor with other major transit streets... Appropriate transition of building scale between developments in the Corridor and adjacent areas should be provided... transitions should be sensitive to the scale, form and character of the surrounding buildings and uses. Create a human-scale environment ... by generally encouraging a maximum of a 1:2 building height to right-of-way width ratio. Additional height should be considered through the Local Area Plan.

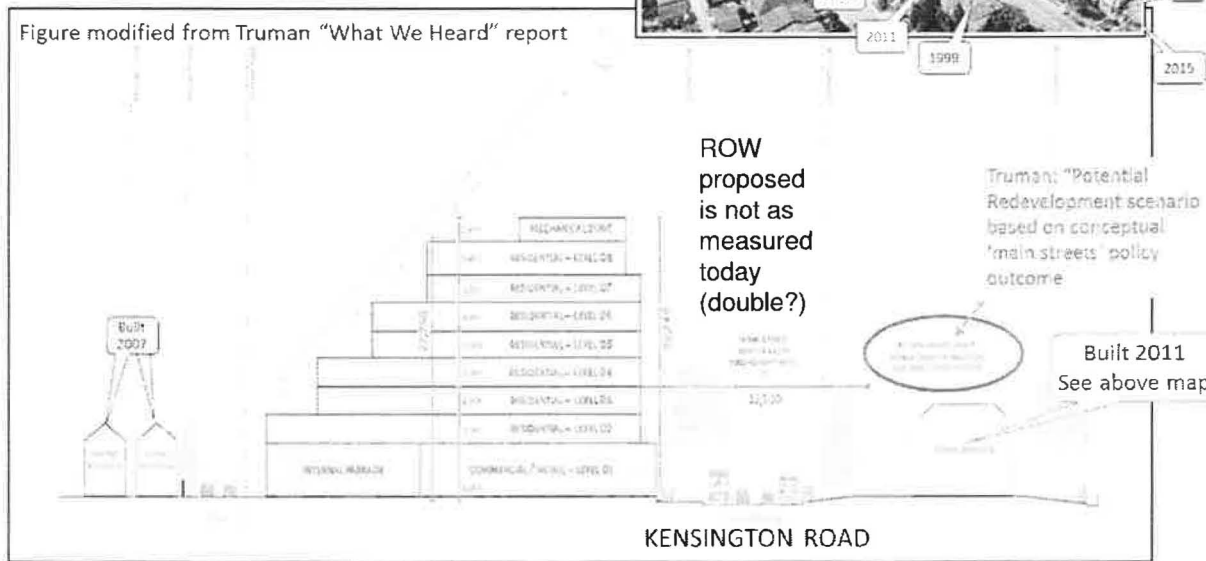
Regarding the MDP Policy on Height to Road ROW

With respect to the "Main Streets Initiative"

- This section of Kensington Road is already recently developed with residential housing; the suggestion of larger scale redevelopment 'based on conceptual main streets' policy outcome" is misleading
- Note: These infills were approved by the City of Calgary



Figure modified from Truman "What We Heard" report



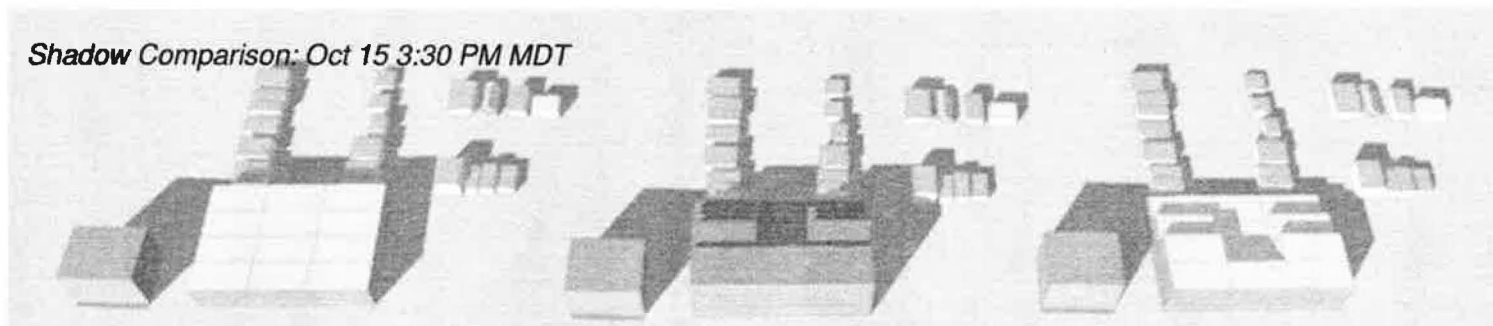
- Applicant's amended height (31 metres) remains a dramatic contrast / sharp transition to the adjacent properties.
- The height still far exceeds the public realm policy of building height to right-of-way.
- Suggesting right of way be taken at the third story set back as presented by the Applicant to CPC is a gross misinterpretation of this bylaw.
- The building greater than 50% higher than should be allowed based on the MDP.



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Potential Alternatives

- There are opportunities to reduce the impact of this proposal to better align with the MDP while reducing the impact on the adjacent residents;
- Tallest portion of the proposal should be sited on the western-most portion of the parcel adjacent to zoned commercial to the west / north to ensure shadowing falls predominantly on the site itself
- Locate Legion on the corner of 18th St and Kensington Rd to better integrate with low-level residential
- Parkade entrances to be located within the site to mitigate traffic flow into adjacent school zone
- Effective use of the site size vs. reliance on City maintained alleyways for dominant traffic patterns.
- Balance development intensity by encompassing the Legion building into the residential development



4 Storey "Block" Design (17.5 m)

Proposed "Stepped" Design (31 m)

6 Storey "Stepped" Design (24 m)

Note: 24m height limits shadowing to only the houses adjacent to the site



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Conclusion - Proposed Path Forward

- WHCA is asking City Council to honor the MDP which so much effort and consultation was invested in to ensure that the Legion site redevelopment is a positive landmark precedent for the community of West Hillhurst (& Calgary)
 - With all the potential that Kensington Rd. has to offer, let us not undermine that through ad-hoc approvals which set this Mainstreet up for a failure in planning going-forward
 - Please, ask the applicant to better resolve the discrepancies against the MDP and consider the wishes of West Hillhurst residents as neighbors and partners in planning.
 - Find a solution that works for all parties;
- A height of 22.5 metres* or less with appropriate step-down to north & east property lines and and on-site parkade entrance.

** 22.5 meters was approved on 9th Ave in Inglewood in Nov 2015 on a far more developed Mainstreet than the subject portion of Kensington Rd in West Hillhurst. Both proposals have the same context challenges however Inglewood ARP served to mitigate excessive high proposals seen at the Legion Site.*



Appendix1 : MPD Application Contraventions

Contraventions to Municipal Development Plan (MDP)



2.2.1.b.i Plan the development of Activity Centres and Corridors appropriate to the local context by maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development

2.3 “Future growth does not undermine what Calgarians value most in their neighbourhoods.”

2.3.2 “... Corridors and other comprehensive redevelopments provide some of the greatest opportunity for positive change. However, significant change can impact adjacent low density residential neighbourhoods. Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.”

2.4.2e Built form Policies: Tall buildings [defined as a building whose height is greater than the width of the right-of-way of the street that it fronts] are appropriate in the Centre City, Major Activity Centres, or Community Activity Centres and Urban Corridors where deemed appropriate through a Local Area Plan.

Contraventions to Municipal Development Plan (MDP) cont.

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2.4.2f Plans and designs for 'tall buildings' should ensure that they are:

- iii. Integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods; and,
- iv. Considerate of the shadow impacts on adjacent residential areas and parks and open spaces.

3.4.1 General Corridor policies:

b. The highest densities and tallest buildings on the Corridor should be concentrated into "nodes" that occur at the intersections of the Corridor with other major transit streets.

h. Appropriate transition of building scale between developments in the Corridor and adjacent areas should be provided. These transitions should be sensitive to the scale, form and character of the surrounding buildings and uses.

q. Create a human-scale environment along the Corridor by generally encouraging a maximum of a 1:2 building height to right-of-way width ratio. Additional height should be considered through the Local Area Plan.

Contraventions to Municipal Development Plan (MDP)



3.4.3 Neighbourhood Corridors:

- e. Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings...
- f. An appropriate transition between the Neighbourhood Corridor and the adjacent residential areas is required... These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

The Neighbourhood corridor policy specifically states low-scale apartments – 31m is not 'low scale'.

The Legion site, while unique, is not a node or adjacent to an Activity Centre or Urban Corridor.

Use of the lane as the parking entrance is not a sensitive transition to the adjacent residential properties and does nothing to enhance connectivity. Traffic patterns should be directed to Kensington Rd. via 18A St. to minimize impacts on existing residences. CPC heard from the applicant that 18A St. is proposed a public space – the DP shows it is a traffic circle with park benches, hardly an attractive public realm.

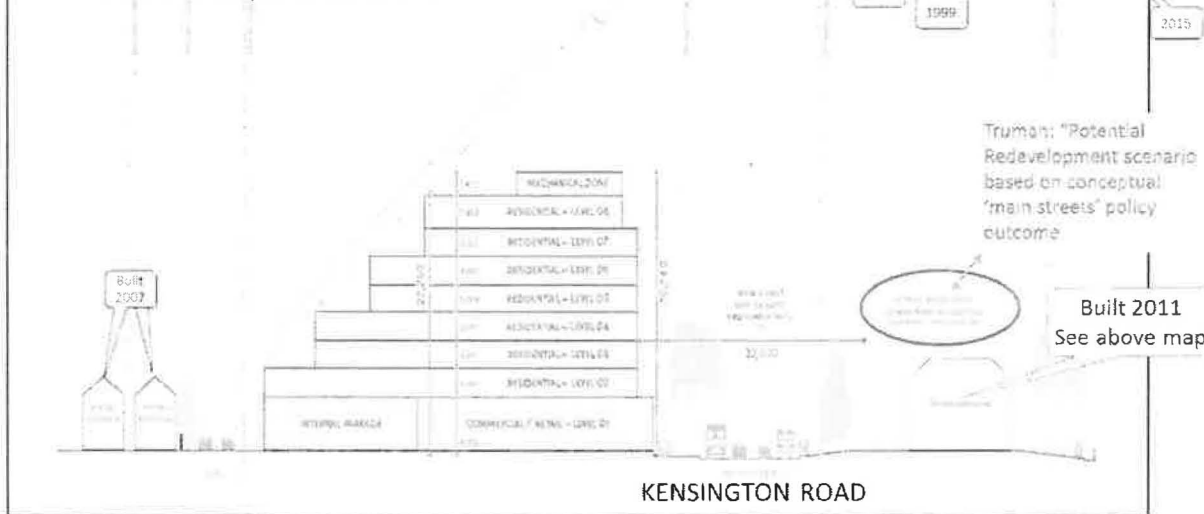
Regarding the MDP Policy on Height to Road ROW

With respect to the "Main Streets Initiative"

- This section of Kensington Road is already recently developed with residential housing; the suggestion of larger scale redevelopment 'based on conceptual main streets' policy outcome" is misleading
- Note: These infills were approved by the City of Calgary



Figure modified from Truman "What We Heard" report



- Applicant's amended height (31 metres) remains a dramatic contrast / sharp transition to the adjacent properties.
- The height still far exceeds the public realm policy of building height to right-of-way.
- Suggesting right of way be taken at the third story set back as presented by the Applicant to CPC is a gross misinterpretation of this bylaw.
- The building greater than 50% higher than should be allowed based on the MDP.



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Appendix 2: WHCA Resident Survey

205

Total Responses

Date Created: Friday, October 23, 2015

Complete Responses: 188

Legion Project #1

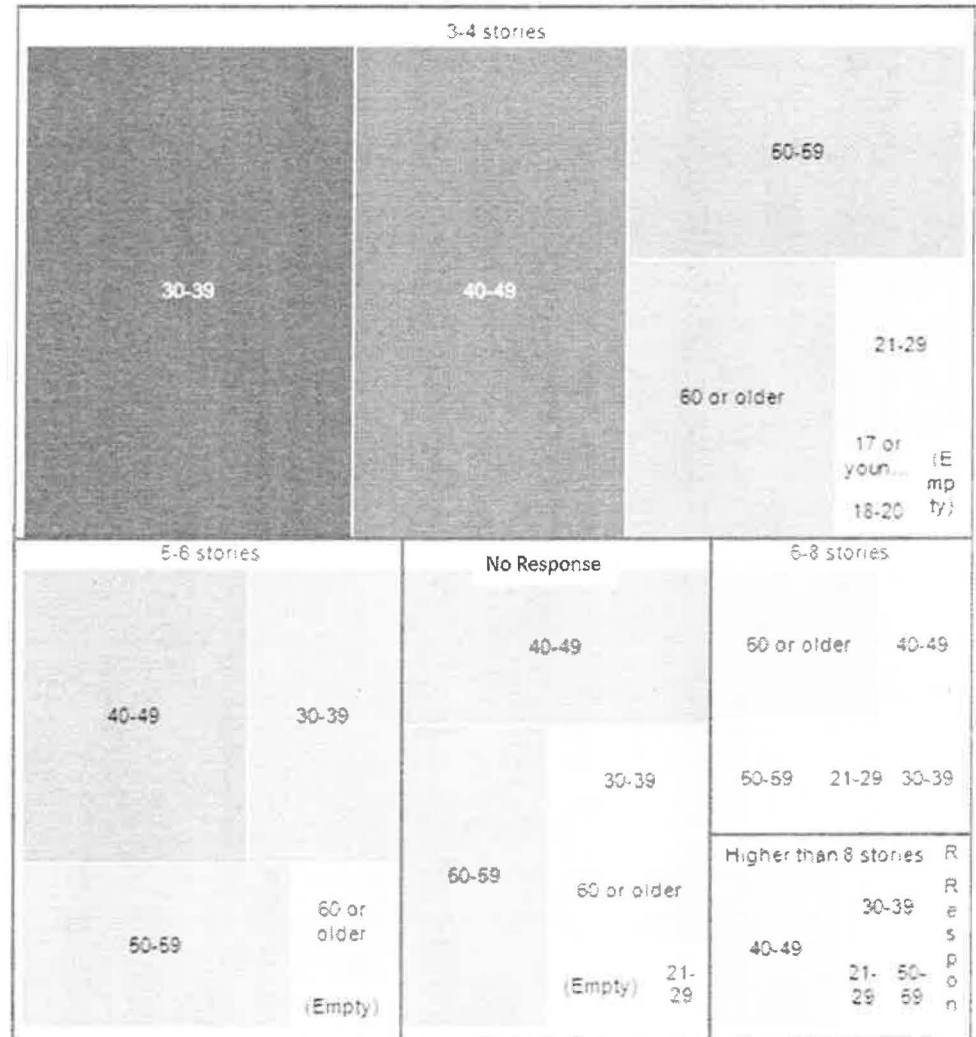
Friday, October 30, 2015

Multi-Family Project Height Preferences

Answered: 173 Skipped: 32

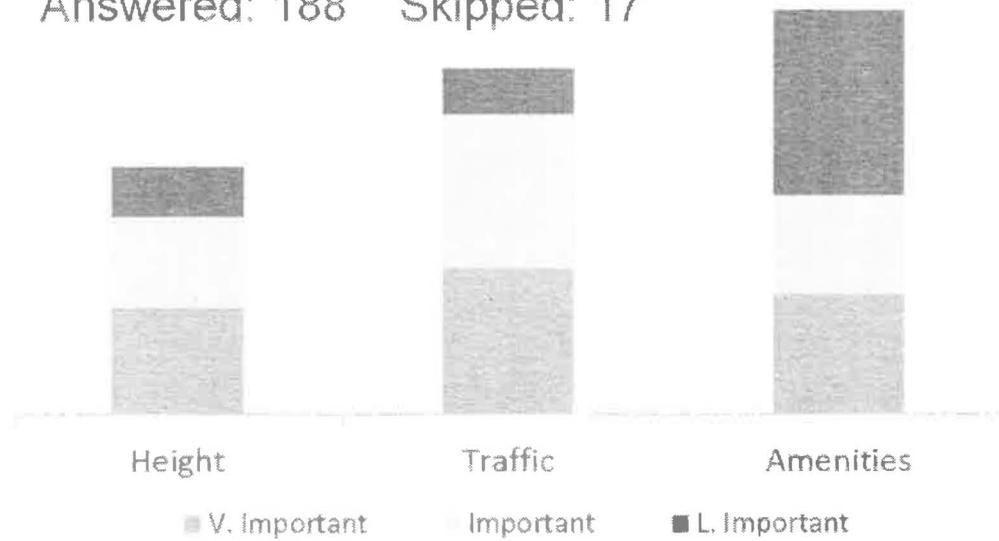


Height Preference Distribution by Age



When considering multi-family developments in West Hillhurst, please rank the following criteria in terms of importance

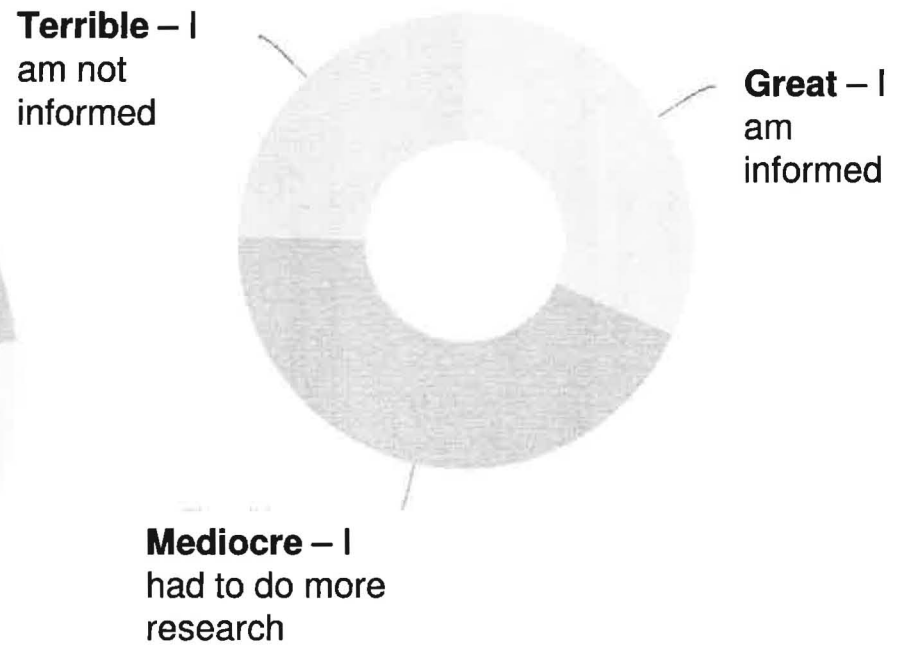
Answered: 188 Skipped: 17



How familiar are you with the details of the Legion Redevelopment?



Regarding community consultation done by the Legion Project to inform residents



January 26, 2016

Legion site redevelopment:

Please add my name to those opposed to the height of this development.
The shadows cast by this development will destroy the quality of life for those neighbours to the north.

The height of this building will also impact on the privacy of neighbours on all sides.

Thank you
Doug Sinclair
2216 7 Ave NW

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2016 JAN 28 AM 9:27

THE CITY OF CALGARY
CITY CLERKS

Jan 25, 2016

Councillor Farrell:

I would also like to argue for a 4 storey limit rather than 6. 4 storeys matches the development at 19th and Kensington. This height allows for density without adversely affecting the neighbourhood. This is the approach taken in Vancouver which has made for a very livable city. The main travel streets (like Kensington, 14th and 19th) have 4 storey tall condos and the quieter streets in behind have single family dwellings (some with coach houses).

The type of development along 10th ave where you have much taller buildings is quite detrimental to the adjacent properties and should be avoided.

Yours truly

Steven Woodside

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2016 JAN 28 AM 9:27
THE CITY OF CALGARY
CITY CLERKS

Tue, Jan 26, 2016 at 5:08 PM

To: caward7@calgary.ca
Cc: Kensington Legion Re-Development
<kensingtonlegionredevelopment@gmail.com>

Hello Councillor Farrell,

This email is to add my support to the Legion Redevelopment Residents' Group.

I don't oppose redevelopment – in fact it could be beneficial – however, I'm against the current proposed building plan. I agree with the Legion Redevelopment Residents' Group that the building should be restricted in height to six stories (or even four stories would be better, same height as the Savoy apartments on 19th St NW). There is an aesthetic and lifestyle consideration that in my opinion trumps the consideration of more tax revenue for the city.

Please take to City Council the two requested changes for

- (1) the maximum building height to be limited to six stories/26 metres rather than eight stories/31 m; and
- (2) (2) the underground parkade entrance to be changed to 18A St NW from 18 St NW, which is already a fairly busy street adjacent to the two Queen Elizabeth schools – I walk in the area a good deal so have observed the traffic flow.

I have lived in this neighbourhood for 22 years and witnessed many changes, but the innate character has remained the same. I would not like to witness a change in the residential feel due to the development of tall apartment buildings (as has happened in Kensington).

Thank you,
Sherry Wilson McEwen

2016 JAN 28 AM 9:27
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CITY CLERKS

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January 25, 2016

Dear Councillor Farrell:

I have no specific concerns with the phase 1 development on the current Kensington Legion site.

I do have a number of concerns with phase 2 (east side) development.

1. While I appreciate the architect's efforts to minimize the shadow effect of the building and create a visually appealing structure, the building's mass and density will overwhelm the site and surrounding community. Growing density along Kensington road is expected and encouraged, but this proposal goes too far. The images presented on the developers site clearly demonstrate how out of place the building will appear. It will continue look out of place for quite some time as Calgary's growth will take decades to recover from the current oil market. **The structure should be no more than 6 stories high and the developer must be encouraged to reduce the number of proposed units.**

2. The entrance to the parking should be changed so that it does enter onto 18th Ave NW.

Thank you,

Hamish MacAulay
2014 1 Ave NW
Calgary

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2016 JAN 28 AM 9:27
THE CITY OF CALGARY
CITY CLERKS

January 25, 2016

To interested parties,

As a home owner in the West Hillhurst community I would like to offer my perspective on the plan for Legion branch 264.

1. The site absolutely does need to be redeveloped, and the general idea and themes of the proposal are excellent.
2. The revised plan better incorporates a sense of public space with better setbacks, (the initial design was so poor in this regard that the it does not inspire much confidence in the amount of experience the design team possesses in this type of project).
3. The initial proposal of a 10-storey building was so completely ridiculous that it would appear that is was purposed in bad faith to simply negotiate to something slightly lower, i.e. 8-storeys. That the design team was so disconnected from what was going to work for residents once again does not inspire confidence in their experience and set the entire project off on the wrong foot, creating animosity and distrust.
4. The shadow cast by the current 8-storey building continues to be unacceptable. The new stepped design of the building and size of the lot would seem to allow for a building of no more than 6 stories.
4. The fact that the city was so willing to ignore it's own height restrictions in approving the 8-storey building once again contributes to a poor relationship between residents and the city.

Regards,

Nathan Peters

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2016 JAN 28 AM 9:27
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Councillor Farrell
Calgary Ward 7

We are writing to express our concerns over the negative impacts of the proposed Kensington Legion 264 Re-Development. In particular:

- Excessive size & density of the development. The eight-story modified design on Site2 is still excessive. The community has made it very clear that a 4-6 story development would be welcomed by the majority.
- Economic viability of a commercial centre is questionable. Legion 264 is a social organization and it is doubtful whether it could run a commercial centre on Site1 successfully. There is plenty of commercial office space in nearby downtown with superior amenities and services at very reasonable rates. What competitive advantage does a Legion 264 commercial centre have to offer? Quite frankly we can think of none.
- Traffic issues such as parking, access and safety become serious problems. Street parking space is severely limited and inadequate to support any new tenants and visitors. This must be mitigated by additional levels (beyond what is currently proposed) of subsurface parking. Access to both subsurface parking and commercial space appears to be through an alley way. A more direct access off Kensington Road must be considered to mitigate disturbances (noise pollution and blocking access to private property) to adjoining residents. Queen Elizabeth School is two blocks away and the safety for our children is of paramount importance. Increased traffic along 18th Street NW would jeopardize the security of the school and playground zone. Risk mitigation must include traffic restrictions (no heavy vehicles when playground rules in effect, speed breaks at frequent intervals).

It would be wrong to proceed with this initiative as it stands and a better middle ground must be sought out. We strongly urge you and your colleagues to consider the negative impacts that are associated with the re-development plan for Legion 264 and pursue a solution acceptable to all parties.

Sincerely,

Patricia Hughes and Atul Nautiyal
1739 1st Ave. NW
Calgary, AB
T2N 0B2

THE CITY OF CALGARY
CITY CLERKS

2016 JAN 28 AM 9:28

RECEIVED

January 27, 2016

Good afternoon Councillor Farrell,

The re-development proposal for the Kensington Legion 264 site will be tabled in a little over a week for City Council. I am a resident of 1st Ave NW. I live about a block away from the proposed Legion re-development site and have lived in Ward 7 since 2005.

I would like to add my voice to the mix in regards to a couple of changes I hope to see discussed and moved forward on in regards to the development proposal:

1. As per the City's Municipal Development Plan guidelines, I would like to see the maximum height of the building on the eastern side limited to 6 stories and 26 meters.

A reduced height will conform to the City's guidelines and will better suit the neighbourhood and development in the area.

2. The entrance and exit to the below-ground parking should be changed to 18A St NW.

This road segment is being revived as part of the development and should therefore be used as part of the development proposal to service the traffic in and out of the buildings. This will also reduce short-cutting through nearby residential streets and alleys and keep through-traffic flow in front of the Queen Elizabeth Schools to a minimum.

Thank you for your attention to this matter and your service to our community over the years.

Sincerely,

Mandy Williams
1741 1 Ave NW

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2016 JAN 28 AM 9:28
THE CITY OF CALGARY
CITY CLERKS

January 27, 2016

To: Calgary City Council:

Please add my voice to the chorus of local residents opposed to the massive 100-foot condo tower on the Kensington Legion site.

Six storeys works not eight.

Make a difference and please listen to the community and the people who vote.

Susan Cardinal

susancardinal@hotmail.com

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MAUREEN MEDDINS <mmeddins@gmail.com>

Wed, Jan 27, 2016 at 10:20 AM

To: Kensington Legion Re-Development
<kensingtonlegionredevelopment@gmail.com>, caward7@gmail.com

- 1) Redevelopment of Legion Property should be limited to six stories rather than proposed eight.
- 2) Kensington Road should not be reduced to one lane each way as proposed as the #1 bus will be severely impacted and is the longest cross town bus in the city. This will be hardship to bus drivers and riders.

Maureen Meddins
1940 Westmount Rd. N.W.

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December 15, 2015

Christine Leung and Druh Farrell

I had a chance to review the tower plans yesterday. I think many of us in the neighbourhood really wonder who represents our voice at City Hall. You are reviewing a DP before the zoning has been approved so one can only assume that the developer has been assured of a favourable outcome. I believe the price tag for Truman on this DP file is almost \$14,000 and I am sure they don't want to waste their money.

As you know, there is very strong opposition to a building of this size. It is now called an eight storey but seems more like the 10 storey first envisioned. The first level is almost two regular floors. The top floor has sky-high ceilings too. What a disappointment. It is not just the height that is all wrong but also the amount of traffic this development will draw. And so near the school.

The east and west facing balconies are problematic. They have clear-glass sides which means residents can easily see into the backyards of homes on the south side of Kensington Rd. That is a major privacy concern.

I like development when it is responsible and responsive to the community's needs and input.

Best regards,
Susan Cardinal

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From: David Fuchs [mailto:david@dmfuchs.com]

Sent: Wednesday, December 16, 2015 5:33 PM

To: Leung, Christine N.

Cc: gvanginkel403@gmail.com; Communications & Community Liaison Ward 7; reyno@shaw.ca

Subject: Fwd: Legion Re-development - Land Use Change Application for Review Dec 17. (LOC2014-0156)

Dear Ms Leung,

As two of those who stand to be screwed the most by this moronic proposal (shadowing, privacy, etc.), and as a 20 year owner and occupant of my current residence, and despite my late mother having been a longtime member of this particular DYING chapter of heroes, I think it appalling that supporters, and particularly politicians, continue to use the Legion's good name as their primary reason for support and that our City officials and decision makers wake up and recognize this poorly disguised developer scam for what it is - anything beyond 4 stories is simply a slap in the face in regard to the City's entire community consultation process.

I also agree completely with the WHCP's submission included herein.

D&G Fuchs, 1777 1 Ave, NW.

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November 15, 2015

Christine Leung

I am writing regarding the above development. While I could go on at length at the mostly negative impact this will have on the existing neighbourhood the main points of contention are as follows;

1- the height of the development will be detrimental to the largely single family houses that surround the site in terms of privacy issues, shading especially in the winter, and increased traffic on 18 st which is a school access route.

2- it contravenes the plan that exists in Hillhurst/Sunnyside Kensington road east of 18 st which has lower height allowances.

3- there will be a reduction in property values for those especially in the immediate blocks to the north of the site as well the remaining surrounding area. These houses are generally \$1,000,000 plus single family homes where privacy is very important re house values.

4- there is obvious ways to develop the site and meet both the density of the proposed development, the needs the the legion for a new club house and rental pool, the city for a mainstream type development and the local residents desire for a lower hight development. For some reason both the legion and the developer are not prepared to think outside the plan they are putting forth. That shows that they are not capable of compromise which should be a requirement of any new development in an axis ting community.

Lorne Gartner
1905-3 ave nw

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November 5, 2105

Hi Druh,

I am disappointed in writing this letter to you after attending last nights Open House hosted by the City. The Open House felt like a clear display of support by the City for the proposal that has been put forward by the Legion and Truman. It left no opportunity for residents to provide formal comment on the project. To be honest, I got the impression that resident feedback wasn't a priority and that if residents in attendance were not well informed, they might leave the Open House thinking the deal is done and approved. Truly a disappointing event from a resident perspective.

After looking at the proposal again and the models on display last night, I can't express enough how much I oppose the height of both Site 1 and Site 2.

Site 1

I originally said I support Site 1 height, given it was proposed as 3 - 4 stories. What I didn't know was **4 storeys commercial is in fact as tall as 6 storeys residential**. I do not support anything taller than 4 storeys residential. I live south of this project and having a 6-storey building looking into my backyard completely eliminates any privacy we have.

I am disappointed there wasn't a more clear explanation given by the developer and the City on this.

Site 2

I continue my position that nothing taller than 4 to 5 storeys (residential) should be considered acceptable in this neighbourhood. I again live south of this project and this height will eliminate any privacy in our backyard.

I bought our 100 year old house in West Hillhurst last year understanding we were living behind the Legion but not anticipating anything that created drastic contrast between the existing buildings would even be a consideration by the City for development. I am truly disappointed that this is going as far as it is. I do not feel like the residents are being heard.

Regards,
Christine Fraser
1930 Westmount Road NW

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November 6, 2015

I agree and support Christine Fraser s letter regarding this newBuilding development

Thank you and best regards

Ben Ravi

1916 westmount road NW

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Regards,
Christine

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Subject: Kensington Road/Legion Development

September 10, 2015

Druh Farrell/Dale Caukins/Christine Leung

I am a native Calgarian, currently a four-year resident of West Hillhurst, and was a twenty-five year resident of Sunnyside. I do not support a blanket land use CCOR1 redesignation on the Kensington Legion site. It is too risky with respect to any pending development on the Legion site or any further unwanted developments that could happen within this neighbourhood. I recognize that Truman has not put a proposal forward to the city for the east side of the lot, but if the current building in their picture was proposed, I would not support the height or density of the proposed east building. I do not support on-street parking if it is going to be required. There is a young student population who walk to the elementary school and junior/senior high and already have to use the dangerous pedestrian crossing at 18th Street and Kensington Road. There is no traffic calming on 18th street which has two schools and drivers speed regularly down this road. Increased traffic flow would exacerbate the problem.

I would be in approval of a modest, commercial and residential development (maximum four storeys).

I would be in approval of either one or two modest four storey (maximum) buildings. Perhaps a building on one side of the lot and the other side having single family homes, townhomes or attached housing. The HSCA ARP currently in effect for east of 18th street allows for a maximum height of 6-8 storeys. There is no need for anything to be 10 storeys high in a residential neighbourhood. Will Truman ask for 10 storeys so that the community will settle for eight? Also, there has to be consideration of the loss of light/privacy for the houses on the north-side of the development and allow for any north side back lanes/loading areas to be wider than average so the surrounding residents are not squeezed out by delivery trucks. In consideration of all residents around the development site, there is a loss of privacy in yards because of the site-lines from the very tall building.

Has anyone questioned the cost of the \$10 million dollar development on the west side?
Can it be built at a lower cost?

There are a lot of reasonable options that can be and need to be explored, and I have to trust that the City of Calgary is acting in the best interest of the residents of West Hillhurst.

Glenna Healey
1906 - 3 AVE NW
Calgary, AB

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September 11, 2105

Christine Leung and Alderman Farrell,

I wish to register my concern about the current Legion 264 redevelopment proposal.

A 10 storey block housing 190 condo units will lead to a significant vehicle traffic and parking increase around Kensington Road and 18th street. In particular:

- resident commuter and commercial traffic flow conflicts, **particularly with Queen Elizabeth School student pedestrian traffic** crossing Kensington Road and along 18th street.
- daytime and overnight street parking (that the condo block fails to accommodate)

I understand a deadline for local residents to submit their concerns for land use/ rezoning change for one or both of the sites arose in August. How were local residents informed of this event? (Relevant notice and due process of this consultation does not seem to have occurred until now?)

Sincerely

John Clarke
1711 1 Avenue NW

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September 11, 2015

To Christine Leung and Ward 7 Office

I am writing to share my concerns over the proposed No. 264 development plan on 18th street and Kensington road.

My wife and I have lived in the area for the past 15 years as renters (West Hillhurst), condo owners (Sunnyside), and first time home owners (Hillhurst). Just over a year ago we purchased our current home (19th Street & 4th Ave), which is where we intend to raise our two young sons. I value living in a neighbourhood with increased density and wide variety of housing options, and I am generally supportive of most of the development projects that are currently in progress in the area.

However, there are a few elements of the Kensington Legion development that I am concerned about;

- 1 The height – The proposed 10 story building is much too high.
 - While my home will not be directly impacted by shading/visibility, I think the adverse impact on surrounding residents will be significant due to the reduced sunlight during the year and the lack of privacy for the families while enjoying their yards.
 - Further, I fear that this development will stand out as a visual anomaly for many years to come. Considering the recent development in the area (including the Savoy condo/retail development and the multifamily homes built to the east on Kensington Road) I do not see this development as being in line with the current development and a clear development plan to build up the surrounding areas to match / blend with the proposed scale of the current development is not in place.

- 2 The number of units – Or more specifically the number of additional vehicles. I believe there is a legitimate safety concern to be addressed with this many additional vehicles introduced into such a small footprint. I believe this development would dramatically change the traffic patterns for 18th and 19th street, which will introduce an elevated risk for the children attending Queen Elizabeth school.

I would encourage the City of Calgary, in partnership with the community association, to step back and consider the overall development plan for West

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Hillhurst. Before a development of this scale is approved, I think it is important to understand how it fits in with the overall plan to grow the community and deal with the significant nearby developments that will come over time (ie – Crowchild Trail and West Village / CalgaryNext).

I urge the City of Calgary and the office of our elected official Druh Farrell to take these concerns to heart before approving the proposed development plan for the 264 Legion site.

Sincerely,

Steve MacDonald

September 16, 2105

Hello Christine Leung, Alderman Farrell, the Hillhurst-Sunnyside Community Association, and the West Hillhurst Community Association.

The applicant's plans to build a 10 story building on this site is ABSOLUTELY RIDICULOUS. I have lived West Hillhurst over 7 years. It has been a beloved low density community catering to one of the widest community age spectrum in the city. From the Queen Elizabeth School students, ranging from elementary to senior high to the Senior Residents on 18A street as well as the many home owners in this community, this diverse community stands to gain NO benefits from the proposed plan submitted by the applicant. By submitting this plan, this applicant does nothing to think of and respect for the community and the people within it.

The proposed plan has several areas of concern:

- 1) High rise = high density = an increase in traffic. Currently, many of the families in the community have younger children who are free to play in the neighborhood. Increased traffic will result in significantly more danger and risk to these children. In addition, Queen Elizabeth has many hearing impaired children who attend, who are also at risk. Finally, the Senior Citizens who enjoy quiet peaceful walks around the neighbourhood will have this privilege that they have paid for in their houses stripped from them.
- 2) Significant Environmental Deterioration to Homeowners. The proposed plan results in a long sun shadow over many residential buildings due to its east-west location. THIS WILL CAUSE SIGNIFICANT DETERIORATION TO THE ABILITY OF THESE HOMEOWNERS TO ENJOY THE ENVIRONMENT THEY PAID FOR. This demonstrates a complete and total lack of consideration for the community and homeowners on the applicant's part. In addition, the noise pollution from this plan will be PERMANENTLY DAMAGING.
- 3) Property Value Deterioration. Each member of this community paid a significant market price mark up for the PRIVILEGE of living in a low density community. By building this monstrosity, property values in the community overall will be impacted. But for those properties MOST impacted, there will be a VERY SIZABLE decrease in property value. Will the applicant be compensating these home owners?

Based on the above, I strongly ask all sides involved this project take next actions:

- 1) HALT THE APPLICATION IMMEDIATELY. The applicant has demonstrated both a lack of consideration and a lack of engagement for the community's desires.
- 2) Provide notice to ALL impacted residents in the community on this proposal. As a Tax paying resident of the community, each resident has the RIGHT to know about this development. The City shall do the diligences to distribute the information to each house owner in this community.
- 3) The City shall ask the applicant's plan to compensate the home owners directly affected by this project.

All of all, no people wants to see a huge project is moved on without the sound from the affected people!!!

Thanks,

Ivy Shi

September 11, 2015

Hello Christine Leung and Alderman Farrell,

When I know that the applicant plans to build a 10 story building on this site, first I am shocked, then I am angry. The applicant NEVER thinks of this community, but themselves. This huge building brings all negative affections to this community, but none positive. West Hillhurst is low density community. We do NOT want to see any high rise building that brings heavy traffic in. This high building will be dangerous to Queen Elizabeth School students, which has Elementary, Junior and Senior, AND the seniors living in the senior building on 18A Street.

Moreover, this high building lays east-west, it will create long sun shadow to the neighbour houses. There is NO a single building in Calgary that has similar huge shadow to its neighbours. This one will be the first one in Calgary history. Does the applicant think of their neighbours when they make the plan? No, they do not. They do not care about other people totally! If City approves this plan, it means that City encourage the selfish people, ignores major people's benefits. I do not think that it is good for our community! I ABSOLUTELY ask the city to hold this project and hear the sound from the residents in this community. The residents in this community are the owner.

I talk with my neighbour on Legion redevelopment, most of them do not know what is happening. Apparently, City does not do enough with the residents in this community. When City collects tax, all of the resident receive the notice of tax payment. City should have mailed each resident in this community(better including neighbour communities) on the rezoning and redevelopment. This should NOT been done quietly without the resident input. I strongly ask the city to send each house in this community the information on the redevelopment.

By the way, please help to send me the status of the land rezoning of this redevelopment.

I appreciate that you consider my input on this project in advance.

Best regards,

Tony Zhang

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9/12/15

Hello Christine Leung, Alderman Farrell, the Hillhurst-Sunnyside Community Association, and the West Hillhurst Community Association.

As a long time resident of the West Hillhurst Community, finding out about the applicant's plans to build a 10 story building on this site has both shocked and angered me. West Hillhurst has been a beloved low density community catering to one of the widest community age spectrum in the city. From the Queen Elizabeth School students, ranging from elementary to senior high to the Senior Residents on 18A street as well as the many home owners in this community, this diverse community stands to gain NO benefits from the proposed plan submitted by the applicant. By submitting this plan, this applicant has demonstrated a COMPLETE AND TOTAL lack of consideration and respect for the community and the people within it.

The proposed plan has several areas of concern:

1) High rise = high density = an increase in traffic. Currently, many of the families in the community have younger children who are free to play in the neighborhood. Increased traffic will result in significantly more danger and risk to these children. In addition, Queen Elizabeth has many hearing impaired children who attend, who are also at risk. Finally, the Senior Citizens who enjoy quiet peaceful walks around the neighbourhood will have this privilege that they have paid for in their houses stripped from them.

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3) Property Value Deterioration. Each member of this community paid a significant market price mark up for the PRIVILEGE of living in a low density community. By building this monstrosity, property values in the community overall will be impacted. But for those properties MOST impacted, there will be a VERY SIZABLE decrease in property value. Will the applicant be compensating these home owners?

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Based on the above, we ask that the City take the immediate next actions:

- 1) HALT THE APPLICATION IMMEDIATELY. The applicant has demonstrated both a lack of consideration and a lack of engagement for the community's desires.
- 2) Provide notice to ALL impacted residents in the community on this proposal. As a Tax paying resident of the community, each resident has the RIGHT to know about this development. However, there has been NO action to notify residents to the extent that the city employs for Tax payments.
- 3) Along with the notice, send FULL INFORMATION to all residents regarding the rezoning process.

Failure to do so will show that the City is promoting non-sustainable commercial development without any consideration for its Tax payers, and are trying to actively aide the Truman Corp in hiding the truth about this project. SILENCE IS NOT APPROVAL IN THIS CASE AS WE HAVE NOT BEEN INTENTIONALLY KEPT IN THE DARK ABOUT THIS APPLICATION.

Thank you for your time.

Sincerely,

Jane Channess

September 15, 2015

Attention: Christine Leung - City Administration and Alderman Druh Farrell

My wife and I would like to express our concern over the negative impacts the proposed mixed-use 10-storey tower on Kensington Road will have to existing residents.

The major concerns include negative impacts on the safety of children, traffic, parking, sunlight, excessive size and density, and access (both vehicle and pedestrian).

This building is in extremely close proximity to many existing residential homes. We are also concerned that this Redevelopment Proposal will set a precedence for other potential developments within this community.

We have children that will attend the school nearby starting in the Fall of 2016 and we are concerned that this will jeopardize their safety when attending school in the community due to the increased or significantly higher volume of traffic.

As you know traffic and parking issues already exist in this region of Hillhurst and West Hillhurst. (Calgary residents currently park their vehicles for free around the perimeter of the QE school grounds during the day and use 15th to 19th for shortcutting to get to downtown or other parts of the city) This will lead to a further increase or significantly higher volume of traffic in the region as the city continues to experience record growth in the years to come.

As for the design of the parking garage the entrance ramp needs to be reversed to run west to east (instead of the current east to west). This would result in residents and visitors entering the site internally from Kensington Road NW. The current proposal has the entrance coming off 18th St NW which will add traffic to the local streets and bring more vehicles driving past the elementary, junior, and high schools located just north on 18th St NW as well as more traffic and shortcutting vehicles to what are currently quiet residential streets.

The size and scope of the building needs to flow with the rest of the community building and residential homes. A 10 storey structure would impact sight lines throughout the community along with shadowing. Proper setback needs to be

addressed accordingly to meet the needs of residents, green space requirements and pedestrians.

I am available to speak in front of City of Council in an effort to support our concerns with this proposed development when the time comes.

Regards,

Ann-Marie & Jeff Mercer

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2016 JAN 28 AM 9:30

THE CITY OF CALGARY
CITY CLERK'S

9 August 2015

To: Christine Leung,
Planning, Development and Assessment, City of Calgary

RE: **Truman Homes Re-Zoning and Development Application for 'No. 264'**
Presently the site of the Royal Canadian Legion Branch 264
Kensington Road NW, Calgary, Alberta

It has come to our attention that through a "special development application stream where The City of Calgary allows for concurrent or simultaneous land use redesignation (rezoning) and development permit review" (www.engage264.ca), a rezoning permit has been submitted for the present day site of the Royal Canadian Legion Branch 264 (the Legion). Our understanding, through discussions with the community association (as the application is not available to the public online), is that the Developers have requested a re-designation from S-CI to C-COR. Presumably, as we have been to the open house/engagement sessions offered by the Developer, there is either an additional re-zoning application submitted or one still to come, that will allow for a large, multi-residential development for Site 2, in addition to the commercial space.

There are many concerns with the development as proposed, but the key ones, the really important ones, essentially boil down to one primary factor – the size and scale of the Development.

Why so big?

Whilst we support the overall vision of the Municipal Development Plan, including the idea of a more 'compact urban form', we would look for a more 'transitional' form of increased density (versus what is proposed) given its position adjacent to a dominantly single family residential neighbourhood.

The proposed development **disregards the basic planning principal of creating and maintaining an "aesthetically appealing" community** by the sheer size of the building. A ten story building, even with a staggered roof-line, is completely at odds with scale of the existing community, and specifically the adjacent family homes. Despite any architectural merits of the design; at this size it is an eyesore and a monstrosity.

In addition to the height of the building, the footprint of the proposed development is also at odds with the community. For example, the west side of 18th Street NW is a continuum of houses, well setback from the street, with shared front lawns extending its full length. The proposed development completely obscures that feeling of 'neighbors'; blocking light, and abruptly truncating off the community with concrete and increased traffic. The contrast is confusing and deterring; it certainly doesn't support the principle of fostering "distinctive, attractive communities with a strong sense of place." It is also not in keeping with the existing commercial properties on the corner of 19th St NW and Kensington Road, as well as those along 19th Street NW which are the

typical style of modest, appropriately sized premises which support the local neighbourhood and blend in scale with their residential neighbours.

What about the neighbors who LIVE next to the development?

It is again the scale of the building that is at odds with the planning principal to “**respect the landowner’s right to the use and enjoyment of their land.**” Although the staggering of the floors to minimize the shadow effect on the northern neighbours is a constructive proposal, a ten story building still literally towers over its neighbours. It changes the light, the view, the skyline and eliminates any element privacy, even in the homeowner backyards. Despite understanding that the landowner’s rights are waived in the interest of the public good, we would offer that the only benefactors in a development of this scale are the Legion, and the Developer, Truman homes. Those individuals that actually *live* in the community will not benefit from a building of this proportion.

With the physical size also comes the incursion of +/- 200 additional residential units (where there were previously none) onto the existing neighbourhood. The increase stresses and changes our enjoyment of our community. For example, the quiet back alley where we all, including our 5 year old, ride our bikes out from the garage will be gone. In its place will be shadowed darkness and traffic. It changes our neighbourhood in such a way that our quality of life deteriorates. Sadly, the victims also have to pay for this with the loss of value in our homes.

What can we do? What would make it better?

We would ask that you reject any or all applications that do not consider the following options or amendments.

- A shorter, more compact, building. (Maximum of four stories, similar to the recently built Savoy building on 19th Street NW, also done by Truman homes).
- Residential setbacks enforced to maintain the feel of space and comfort and tie in with the adjacent homes. Note that even the adjacent ‘commercial’ property on Kensington road is a low rise complex, well setback from the road.
- A more sympathetic design to transition from single family homes to much higher density multi-family units. Perhaps this would include a mix of housing options, with lower-rise styles, like townhomes, adjacent to the neighbouring buildings to the north.
- Restrictions on the type of retail that may be brought in; including things such as operating hours, noise levels, and volume of car-orientated traffic that will be attracted.
- Consideration of the site, and the site use, if the Legion were not there. Despite the efforts, and the sacrifices the Legion is asking the community to make, there is no guarantee that the Legion will be sustainable. The sad, but true, reality is that membership is on the decline. Accept a proposal **ONLY** if you would have done so if the Legion was not there. They may not come into the neighbourhood to meet forever, but the community residents will be there, day and night.
- Demarcation of access from offsetting residential buildings. The lane between the residential neighbours and the proposed building residents cannot safely accommodate two lanes of car traffic. Furthermore, it detracts from the value and enjoyment of the adjacent homes. A completely separate entrance should be put in place within the development site.

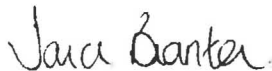
It should contain a treed meridian (or similar) to separate the space visually and provide additional offset between the residential homes and the development.

- A more compromised design. A full concrete "top quality" (as described by Truman homes) building for both Site 1 and Site 2 has several impacts. First, it extends the construction period to ~4-5 years; a complete nightmare for adjacent homeowners. Second, the price point of the units will not be compatible with the City of Calgary's desire for "range of housing opportunities and choice". The elderly, single parent homes, etc. will continue to be out-priced in this neighbourhood.
- A more modest design for the Legion. The scale of the commercial four storey building for the Legion will STILL be the tallest building in the neighbourhood, and brings a cost with it (for its top quality design) that forces the developer to propose this ostentatious design for the multi-family design to recoup their costs and increase their margins.
- A set of lights would be required at 18th Street and Kensington Road. This is already a difficult exit onto Kensington road at peak times.

I appreciate your time in reading and considering these points and we ask that as planners, you view this development from the perspectives of the homeowners.

This is a residential neighbourhood; our neighbourhood. Neither the proximity of our homes to a regular bus route, qualifying it as a 'primary transit network', nor our proximity to a financially struggling 'members club', should take away our ability, our right, to enjoy our homes and our family life within our community.

Sincerely,



Tara Branter

tarabranter@gmail.com

121 18th Street NW

Cc:

Druh Farrell, Ward 7 Councillor's Office

Kathryn Watson, West Hillhurst Community Association – Planning Committee

Lisa Chong, HSCA Community Planning Committee

My husband and I live in Hillhurst with our 2 young children. We love this community which is a good mixture of inner-city urban development and family-friendly living. We couldn't imagine living anywhere else. One of the things we enjoy about living in the community is the new development. Being in walking distance to bakeries, restaurants, pubs, and unique stores is one of the many advantages of living in this area. However, a 10 storey building is not what we had in mind when we heard of the Kensington Legion / Truman Homes development proposal, nor does it fit in with the rest of the community. We understand that upward inner-city residential expansion is inevitable, but 200 units and 10 stories poses significant concerns and risks to us as neighbors. Some of our main concerns are:

- Kensington Rd is a busy street and our children undertake the risk of crossing this street every day on their way to school. Increasing the traffic on this street, specifically in this area, by 200+ vehicles makes this road significantly more dangerous.
- A 10 storey building removes our privacy and that of our neighbors who back on to Kensington Rd. Such a building allows many people visual access to our backyard. We have taken precautions, such as expanding our fence and adding privacy lattice to increase our privacy in such an urban area; however, there is nothing we can do to ensure our safety and privacy with a 10 story building leering over us. This is a safety concern, especially for us and many of our neighbors that have young children.
- The construction of a 10 story building with negatively impact the value of our house and will make this area less appealing.

Finally, constructing a 10 storey building goes against the ambiance of the area. Low rise living, unique commercial shopping, integrated green spaces and single family dwellings are what separates Hillhurst from many of the surrounding inner-city communities. We as neighbors pride ourselves in knowing that large commercial or residential developments cannot move in and remove such community character and we put our trust in the city to help safeguard us.

Thank you for including the concerns of Hillhurst residents and home owners when reviewing development proposals of our neighborhood.

Thanks,

The Moran Family

1828 Westmount Road NW

--
Taryn Moran, P.Eng.

RECEIVED
2016 JAN 28 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

From: **sidd thakore** siddlandmelissa@yahoo.ca
Subject: kensington legion, truman project
Date: August 13, 2015 at 8:36 PM
To: president@westhillhurst.com, **Leung, Christine N.** Christine.Leung@calgary.ca, **Ward 7 Contact** ward07@calgary.ca

Good afternoon all,

We are residents of West Hillhurst and have some concerns about the Kensington Legion and Truman Homes development project.

The main issue is the proposed height of the building. A ten storey building will have a negative impact on existing residents, impacting our privacy and light. It will increase traffic due to the higher density of people in the area.

In short, a 10 storey building is out of context and will stick out like a sore thumb. Nothing in this area comes close to this height and we do not wish for our area to become an area with large multi storey buildings. This is not downtown nor 10st . It is still very much a family oriented neighbourhood and the introduction of 200 units will impact that

Thank you for taking the time to carefully consider our concerns.

Regards,

Sidd and Melissa Thakore
1823 Westmount Road NW

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THE CITY OF CALGARY
THE CITY CLERKS

From: Warren Keshen warren.keshen@scientificdrilling.com
Subject: Proposed Development at Hill Hurst Legion 264 Site
Date: August 20, 2015 at 11:50 AM
To: Leung, Christine N. Christine.Leung@calgary.ca
Cc: Communications & Community Liaison Ward 7 caward7@calgary.ca, president@westhillhurst.com, lisa.c@hsca.ca

CPC2016-024
Attachment 3
Letter 57

Good Morning Christine,

I wanted to write in regarding the proposed re development of Legion 264 and commercial/residential condo development on same site. I have been adding notes on the post board currently at the Legion site, but wanted to ensure I submit my comments formally to you. I was told there was city info boards up also, but due to summer time frame and vacation we never saw those. I came across your information form community correspondence.

I am not opposed to redevelopment of the site, but I am opposed to the plans they have presented. We recently had the Savoy building completed in our community. It was reduced in height from the original plans and in my opinion was built a story to high. We have lost sight lines/views and long shadows are now cast at all times of the day and year. We have also seen an increase in vehicle parking in Z permitted zones which we applied for 2 years ago to mitigate parking on the east side of 19th, due to the known influx of vehicles associated with condo development.

The new development should not be passed at any height exceeding Savoy and preferably 1 story lower. The community is all R1 and R2 zoned and limited to ~10m height if I remember correctly from my Infill plans. By limiting the Height to a reasonable levels (Savoy or one story lower) it would help with shadow casting on nearby properties, Site lines of the community, street appeal, Traffic and parking volume, and mandatory Green space/city vegetation quota.

It should also be noted, that the commercial main floor proposal of this redevelopment, Savoy, and the proposed stonebriar location at 1st street and 19th ave(previously Central Blends) is going to bring in a huge increase in commercial traffic to our community. This creates more parking concerns, congestion, noise pollution, Crime, and guaranteed increase in homeless person alley activity, which CPS is already been investigating for several years from Kensington to Crowchild.

I'm sure you are receiving a large number of email regarding this development, and I trust you will consider all community feedback before proceeding with the next version of proposed plans. Thank you for your time.

regards

Warren Keshen

RECEIVED
2016 JAN 28 AM 9:30
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CITY CLERKS

From: Gillian Stark gillian.stark@rogers.com
Subject: Kensington Legion Site
Date: August 20, 2015 at 4:10 PM
To: Leung, Christine N. Christine.Leung@calgary.ca, Communications & Community Liaison Ward 7 caward7@calgary.ca, president@westhillhurst.com

Hello,

I am a neighborhood resident living on 18A St NW, just north of the proposed Kensington Legion Site and I wanted to send some of my thoughts and concerns to you.

I feel that the proposed condominium at 10 floors is far too high for the area. It would add much more traffic to the area as well as pose some parking concerns for current residents. I feel it would change the value of our property negatively due to the increased commercial traffic. A much more reasonable number of floors should be considered as this proposal seems to be such a huge departure from any of the recent builds ie. the Truman condo just completed on the north west corner of Kensington and 19th street. That low rise building feels more suited to the neighborhood where as a 10 floor apartment building would tower over and dwarf anything and everything else in the area. This is a low density developed area not a commercial area like 10th street or 14th street.

I feel strongly about embracing new development in our community as long as it gives a sense of belonging to the existing neighborhood and this project does not fulfill that.

Best regards,
Gillian & Kasey Fukada

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2016 JAN 28 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

From: Donna - Luminoso Design spectrumconsulting@shaw.ca
Subject: proposed development for Kensington Legion Site
Date: August 19, 2015 at 11:50 AM
To: Leung, Christine N. Christine.Leung@calgary.ca, Communications & Community Liaison Ward 7 caward7@calgary.ca, president@westhillhurst.com

Dear People,

We are **TOTALLY AGAINST** the proposal of development on this site.

Increased density negatively affects traffic, site lines, congestion, noise levels and quality of life for the those who call this neighborhood, "home".

Our neighborhood is not zoned high density nor should it ever need to be.

The condo developments along 10th street NW and 5th Avenue NW have already had a negative impact on our community for many of these same reason **AND** some of these not even completed. We have yet to see/feel the total impact of this overbuilding in our community.

Our community should **NOT** have its culture dictated by needs and desires of Developers, not now and not ever.

The new Truman building on the corner of 19th Street NW and Kensington Rd NW has done nothing to improve the quality of life in our neighborhood. It is too tall, another modern square box with an unappealing design which does not fit into the neighborhood.
There are units in this building that are not yet purchased.

This proposal lacks vision and planning and just plain common sense. It is not welcome nor does it add anything positive to the community.

Donna Shannon
1901 Bowness Rd NW.
Calgary, Alberta

RECEIVED
2016 JAN 28 AM 9:30
THE CITY OF CALGARY
THE CITY CLERKS

From: **Janice Bateson** jfbateson@shaw.ca
Subject: Proposed redevelopment of Kensington Legion
Date: August 20, 2015 at 4:47 PM
To: Leung, Christine N. Christine.Leung@calgary.ca, Communications & Community Liaison Ward 7 caward7@calgary.ca, president@westhillhurst.com

Dear Leaders of our community and our city,

I wish to express my opposition to building a **10 story** condo development in the middle of a low density residential community. There is no other building of more than four stories anywhere within the community other than on 14 ST. NW which is major north south route for the entire city.

I understand the Legion's needs but it appears that Truman wants to sell 700 square foot condos for more than 1 million dollars each to pay for it rather than doing something good for the Legion and the community. Surely the city's infrastructure cannot support this high density project. As far as the proposed commercial development, there are already empty commercial spaces on Kensington Rd. and 19 ST. NW. And the homeowners surrounding this redevelopment will see their land values diminish, to say nothing of the noise and traffic issues this proposed redevelopment will create.

Has anyone looked at the number of pedestrian injuries that have occurred at 18 ST. and Kensington RD. NW? Children living south of Kensington Rd have to cross at the lighted crosswalk to get to both Queen Elizabeth Elementary and High Schools. What will happen if this development is built?

Why does Truman not consider building something that is compatible with the surrounding residences instead of an overly modern set of boxes? Perhaps townhomes or 4-plexes similar to what is being built on Kensington Road now would be more appropriate.

Please keep our community a residential, family oriented community. Thank you

Janice Bateson
1840 Broadview Rd. NW
Calgary, AB
T2N 3H5
403-686-0699
403-660-8023 (cell)

RECEIVED
2016 JAN 28 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

Good afternoon all,

My husband and I are long term residents of Hillhurst and our children and grandchildren reside in West Hillhurst. We are lucky to have many good neighbors and great friends close by, and enjoy the vibrancy and busy tempo of this unique and beautiful community. Residing within the inner-city, we also fully understand the requirement for continued development from a high density standpoint. As such, we expect the construction of multi-storey developments and the expansion of local shopping and businesses.

However, I wish to inform you that the Kensington Legion / Truman Homes development proposal has come as a profound shock and grave concern.

A ten storey building proposing 200 units in extreme close proximity to existing homes will have a negative impact on those residents.

A ten storey building that proposes 200 units accessing their parking stalls from a back alley that is in extreme close proximity to existing homes is detrimental to those residents.

A ten storey building will severely impact the privacy and over power the vantage point from existing homes in close proximity.

A ten storey building will cut precious light from a vast number residents homes and gardens. (The developer is selling a light study that benefits the homes directly behind the building. This study does not represent 12 hours a day, 365 days a year and certainly does not represent the majority of adversely affected dwellings.)

A ten storey building will negatively affect the investment of owners of those homes directly and adversely affected by this monster proposal.

And finally it does not matter how a building is designed or constructed ...

A ten storey building is an unsightly, obnoxious menacing eyesore when it is constructed in extreme close proximity to existing residential houses.

This size and magnitude of this building does not belong at this location and it does not benefit this community.

Thank you for taking the time to carefully consider the existing residents and home owners when you are reviewing applications proposed within their neighborhood.

Regards,

Nicki Clark
1826 Westmount Road N.W.

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2016 JAN 28 AM 9:30
THE CITY OF CALGARY
CITY CLERKS

From: Chuck Curry chuckcurry40@gmail.com
Subject: Development of the Legion 264 site
Date: August 21, 2015 at 9:03 PM
To: Leung, Christine N. Christine.Leung@calgary.ca, Communications & Community Liaison Ward 7 caward7@calgary.ca, lisa.c@hsca, president@westhillhurst.com

I am concerned about this development proposal for the following reasons:

1. the overall height exceeding 6-8 stories causing shadowing on neighbouring properties and exceeding the street scape appearance in our R-2 area.
2. lack of adequate parking for condo owners and retail clients. Our street parking along 11 Ave NW is already over used, often with no spaces for visitors to the neighed.
3. Delivery vehicles using 18th St, which is a a busy route to Queen Elizabeth High School with many students there during school hours.
4. Overall increase in traffic and noise in what is usually a quiet neighbourhood.
5. Concern that there will be a proposal to accommodate a cell phone tower on the building or on the lot at even greater height.
6. Adjacent properties will likely lose some of their real estate value close to this mega project.

Why would the City encourage or give building permits tor such a large project out of proportion to the neighbourhood? And where will the Legion be located within the buildings?

This needs to be scaled down.

Chuck Curry
1728 1 Ave. NW

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2016 JAN 28 AM 9:30
THE CITY OF CALGARY
THE CITY CLERK'S

From: Mandy Williams MWilliams@lightstreamres.com
Subject: Proposed 264 development at the Kensington Legion site
Date: August 19, 2015 at 3:53 PM
To: Leung, Christine N. Christine.Leung@calgary.ca, Communications & Community Liaison Ward 7 caward7@calgary.ca, lisa.c@hsca.ca, president@westhillhurst.com

My husband and I have been residents of Hillhurst for the last 6 years, and of Ward 7 for the last 10 years. We live at 1741 1 ave NW, about a block east of the proposed condominium development at the 264 Legion site on Kensington Road and 18th street. Two of our three children currently attend Queen Elizabeth Elementary School on 18th street, as will our third child in a few years' time.

I am writing to share my concern over the proposed No. 264 development plan on 18th street and Kensington Road.

My primary concern about this development plan is that the proposed 10 story residential/commercial building is much too high. Although my own home may not be affected by direct shading, it will certainly obstruct the skyline and block sunsets for residents all along my avenue, while leaving many nearby homes in shadow over the long winter months.

My second concern about the development is the number of units proposed. At 190 condos, this will significantly increase the density of the area. Although I welcome the addition of new neighbours that increased density brings, with it will come increased traffic & safety concerns for the neighbourhood. With the primary egress for vehicles planned along 18th street, this will significantly impact traffic along 1st avenue where I live, which is currently a quiet street with no direct outlet. It will also increase traffic along 18th street, through the offsetting alleys and most importantly in front of the schools. Queen Elizabeth Elementary school serves a small catchment area. Due to the small catchment area, there are no bused students (other than the Deaf & Hard of Hearing students – which is also a concern with increased traffic), and as a result there is significant pedestrian traffic in the area as these students and their families make their way to school and home along 18th street. With the addition of upwards of 300+ vehicles to the area, parking, traffic and pedestrian safety will become a major problem.

Our neighbourhood is one that has seen significant increases in density over the last decade or more. I live in an attached home myself and enjoy the benefits that the revitalization of the neighbourhood has brought, but Hillhurst and West Hillhurst are primarily composed of single-family 2-3 story homes (R-1 & R-2 zoning). Existing apartments and condominiums of significant size (>4 stories) do not have a place within the residential areas of our neighbourhood. Even the new development at Kensington Rd and 19th street is only 4 stories tall. New condos in Hillhurst-Sunnyside along 'Main Streets' are limited to 6-8 stories and most of these are in locations that do not introduce shading onto residential homes (e.g. the 100-unit EZRA development along 5th avenue backing onto Riley Park) and are much smaller in scope. A 10-story, 190-unit building is simply too high, too imposing and too large for our neighbourhood.

I urge the City of Calgary, the office of our elected official Druh Farrell and the Hillhurst-Sunnyside & West Hillhurst Community Associations to take these concerns to heart before approving the proposed development plan for the 264 Legion site.

Sincerely,

Mandy Williams, P.Geol.
Senior Geologist

From: **Eloise Moodie** eloise.moodie@shaw.ca
Subject: Proposed Development of the Kensington Legion Site
Date: August 19, 2015 at 8:13 PM
To: **Leung, Christine N.** Christine.Leung@calgary.ca, **Communications & Community Liaison Ward 7** caward7@calgary.ca, lisa.c@hsc.ca, president@westhillhurst.com

I would like to share my opinions and concerns regarding the proposed redevelopment of the Legion on Kensington road NW.

I have lived a block away from this site for the last 10 years and am fine with the idea of redeveloping this site and believe that, in general, a mixed use development including some residential, commercial and the Legion is an acceptable idea.

However, I have some significant concerns with some specific elements of the current proposal:

1. **The proposed density and height of the structure.** 10 stories is unprecedented and, frankly, seems completely out of context with Kensington road. I would be in favour of a 4 to even 6 storey development that would have less of a line of sight and shade impact. Even on 10th street, which is arguably a much more commercialized street, the highest building has only 8 or 9 storeys. Also of concern is the proposal of 190 units which will drastically increase traffic to the surrounding residential areas.
2. **Safety of residential streets in the surrounding area.** If the traffic in and out of the development were restricted to Kensington Road I would not be as concerned. However, my understanding is that access into and out of the development will be down 18 street as well as down the alley between 18 and 18a streets. The increased traffic that would result on 18th street would result in a significant risk to the children walking to and from Queen Elizabeth school. At present, Queen Elizabeth school has many children who walk to and from school on their own and are able to cross 18th street. With potentially another 200 cars residing in the area as well as commercial traffic, this ability for children to cross the street will be impacted.

The proposed development of the area should include traffic calming of 18 st and 2nd avenue due to the negative impact of the additional traffic. 18th street should be blocked off just north of Kensington road to prevent for traffic flowing down 18 st. Similarly, 2nd ave is also at risk if access to or from the building is to occur down the alley behind 18/18A streets so traffic flow should also be directed away from this residential street.

3. **Parking.** With the proposed 190 units in the building, it is reasonable to assume that there will be at least an additional 200 cars moving into the neighborhood. Street parking in the area should be limited to permit only for the people who live on the associated street. Residents of the new development should not be eligible for street parking permits if they have a designated spot in their building as it will create an overflow of parking demand on the residential streets in the neighborhood.
4. **Outdoor spaces.** It is important to consider the potential for a positive community impact by including accessible, pedestrian friendly outdoor spaces to enjoy around the developed area. I would suggest outdoor café seating, bike racks, picnic tables and seating areas for residents and visitors alike to enjoy the area rather than seeing it as

seating areas for residents and visitors alike to enjoy the area rather than seeing it as an impersonal block of concrete that does not integrate well into the neighborhood.

I ask The City of Calgary to please consider the above concerns with respect to the proposed redevelopment of this site. The Kensington Road corridor is an opportunity to expand the density and commercial liveliness of the Kensington shopping district but it needs to be done with care and consideration to the surrounding community to ensure the proposed benefits.

I would like to be included in future communications and updates related to this project.

Thank you

Eloise Moodie

From: **Patrick Craddock** pcraddock@wilmingtoncapital.ca
Subject: Proposed Development of the Kensington Legion Site
Date: August 21, 2015 at 12:45 PM
To: **Leung, Christine N.** Christine.Leung@calgary.ca, president@westhillhurst.com, Communications & Community Liaison Ward 7
caward7@calgary.ca

Hi Everyone

This email is to voice my concerns with the proposed development of the Kensington Legion site to be developed by the Truman Development Corporation ("Truman"). My family lives on the corner of 18A Street and 2nd Avenue, the col-du-sac adjacent to the Kensington Legion and will be directly impacted by the development. The concerns of my family and I are as follows:

1. Height of 10 Stories

- A building of this height will be casting a significant shadow on neighboring properties
- Will introduce "overlooking" on neighboring properties
- Eliminating sightlines from existing properties

2. Increased vehicle traffic

- Higher number of vehicles using 18th Street where there is an elementary and high school situated. Sufficient measures will need to make road safe for children crossing street to reach school.
- Increased road noise from vehicles using residential streets (ie. 5th avenue, 2nd avenue, 18th street and 19th street) to make deliveries
- Parking – currently many of the surrounding streets have no restrictions, however, residents can only be assumed to use adjacent streets for parking their additional vehicles and utilizing road way used by existing neighbors

3. Other concerns

- Doesn't fit with existing development. Currently West Hillhurst consists of low density R1 and R2, how does a large development benefit such a community?
- Neighboring Hillhurst has limits of 6-8 story buildings, primarily next to the LRT. West Hillhurst would be expected to have more stringent policies especially since it is not near an LRT Line
- New Condo developments in Hillhurst with commercial space remain largely not leased providing no commercial benefit to the residents

It would be appreciated and expected for the City of Calgary, Truman Developments, the Kensington Legion and West Hillhurst Community Association to provide an outline of the positive benefits such a proposal will have for existing residents. At the current time, the benefit is to the developer and the Kensington Legion. It is disappointing West Hillhurst does not have a master plan and is allowing for a development that introduces a significant amount of negative benefits to the residents that have supported the community for a long time.

Thank you

Patrick

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2016 JAN 28 AM 9:31
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From: **Karen Vouri** kavouri@shaw.ca
Subject: Fwd: New development
Date: August 20, 2015 at 3:52 AM
To: Leung, Christine N. Christine.Leung@calgary.ca

Christine

This is what I tried to send originally. Thanks Karen

----- Forwarded Message -----

From: Karen Vouri <kavouri@shaw.ca>;
To: Info@engage264.ca
Cc: warthogesq@hotmail.com
Sent: Fri, 07 Aug 2015 15:22:08 -0600 (MDT)
Subject: New development

To: Truman Project Managers of the Proposed 264 Legion Site Redevelopment

Hello

I live @ 125 - 18 A Street NW and have been at this address for approximately 20 years. Even with the present parking, legion event participants often park in front of the houses on 18A street and other streets once the lot is full. The new legion will have less parking and the proposed 10 story apartment is not likely to have enough parking for residents and guests and visitors and legion members.

The tiered design with 10 stories on its highest level very much out of character for the area, including 19th street, 18th Street, Kensington Road. Even 14th Street does not have many buildings of this height.

18 Street is an important access to Queen Elizabeth elementary, junior and senior high school. The construction is going to create a safety, traffic and an access issue for students and parents as they approach school via 18th and 19th streets and Kensington Road.

The height of this building will significantly impact the character, access, sunlight, pedestrian traffic and as mentioned above, parking on 18 A St, 19th St, 18 St and 2nd Ave and 3rd Ave east of 18th Street.

18 A is a quiet street in a busy neighborhood. This is going to change significantly with this development and I get a sense that property values will suffer to some extent.

I teach in Bowness and there is a very tall apartment complex on the corner of 85 street NW and 48th Ave. It is very much out of character in the neighborhood in terms of height and design. It is out of place and is a visual disconnect and distraction at that very busy traffic corner. I sense this Legion 264 redevelopment project will do much to take away from the wonderful character of West Hillhurst.

My primary concerns revolve around the height and size of the complex, proximity to 3 schools and a park and safety concerns around them, future parking and traffic issues and a building design very much out of synch with the area.

A revised design with a maximum height of 4 floors seems more plausible. I look forward to seeing a revised plan. Thank you. Karen Vouri
403-270-7924

August 31, 2015

West Hillhurst Community Association

I have sent my concerns to the emails you requested with a copy to the president of the HSCA. My impression of the meeting is the community needs a plan for further development in terms of building height and density with traffic plans. I think the major issue is building height. My opinion is our community should be limiting height to 4 - 6 floors along Kensington, 19th, 5th and 14th street (west side) developments with taller buildings being located either closer to the LRT or Crowchild. I feel high-rise developments should be limited to locations proximal to LRT stations.

From a community activist point of view Ms. Farrell will have major concerns if our concerns about redevelopment extend beyond Hillhurst. I would suggest other community associations in Ward 7 be contacted and see if they can be drawn into this issue for their communities as well.

Thanks again for all your work!

Dan Gregson

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Slikker Construction Ltd.

220 - 18A Street NW
Calgary, AB T2N 2G9
(403) 270-9334 Telephone and Fax

This is a letter of concern for the new proposed buildings at the location of Kensington Legion 264.

We all must admit that the Truman Home Designers have put plenty of thought into these two buildings. From trying to minimize the impact on the immediate neighbours, trying to allow as much sunlight to the rest of the home owners and also the residents that would move into the new condo complex on the east side of the property, plus trying to have an appealing design.

We know that some day a new complex will be built on this site so it might as well be pleasing to the eye.

First of all for the new Legion building has some character but not enough parking as far as I am concerned! On a daily basis there might be enough parking, but for sure during special ceremonies not even close to enough! Even if the residents of 18A St. behind the legion allowed cars to park on there front or back lawn (which won't happen) there will not be enough parking! They might have to find alternate parking arrangements and bus members to the legion. Not sure? Anyways the new legion building looks good and height wise is okay.

The new condo complex has some pretty good design concepts except that it is 10 stories high. I propose to keep the basic design of the building except knock it down to 6 stories with the east and west side to be 7 stories. Facing from the south the building would step down in the middle. There might have to be an elevator on each side of the building but with this size of building I believe would be a good thing! There could be 2 very large penthouses or 4 large penthouses. I am sure the Truman Designers could make it work.

The building would have a smaller shadow impact on the homes all around plus the south side would have less of a cliff in your face look. Also closer to the height of existing condos in the neighbourhood. If Truman Homes does not like this design then I propose 6 stories max!

2016 JAN 28 AM 9:31
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

Slikker Construction Ltd.

220 - 18A Street NW
Calgary, AB T2N 2G9
(403) 270-9334 Telephone and Fax

Also a concern is the parking of such a large mass complex!
There might be enough parking for all the residents but adding visitors, commercial employees and customers there will definitely plenty of street parking everywhere. Not to mention how busy the intersection at 18 St. N.W. and Kensington Rd. will be. I am sure traffic lights will have to be installed. The exit for the legion will also be busy at times not to mention the already busy 19 St. and Kensington Rd. I am sure all of 18 St. N.W. will have to become a playground zone!

These are my main concerns. I know others have some more concerns and hopefully they will voice them? There are positives about the buildings and with a few concessions I am sure the community will approve them.

On a lighter note. I walked by the Savoy that Truman Homes built on 19 St. and Kensington Rd. many times with my dog and thought that it was a very well organized and safe job site throughout the construction of the condo.

This is coming someone who has been in the residential construction business for 40 years. These business ethnics would be nice to see from whom ever builds on the Legion 264 site!

Yours Truly

Nicholas Slik
220-18A St.N.W.

August 27, 2015

I am a long term resident of West Hillhurst (we live a half block east of the legion) and I also have supported the Legion as a member for many years. I recently attended the proposed development information session at the Legion. I am writing to you to express my disappointment in this initiative and to register my 'no' vote to this project moving forward.

A ten storey commercial/residential building does not conform to the neighbourhood nor does it fall within historical maximum height guidelines for this area.

While I was a strong supporter of the increased density in our community of infill and 'duo' style houses, one negative outcome for us is that guests and residents of these homes park regularly in front of our house--we have a 50 foot lot that makes it a very inviting parking space. It makes parking for my elderly mother and our house guests very difficult at times. I do not look forward to the additional parking 'creep' that will take place when we add 190 more families and their guests a half block from our house in addition to the commercial patrons.

The commercial businesses entry and exit on 18 street will also add to the parking and traffic on what has been a quite neighborhood street.....this increased traffic will be both customers of the businesses and delivery trucks....not really compatible with this community as it currently is structured.

Another concern of the additional 190 residents and the commercial businesses from a parking and traffic flow standpoint is the negative impact it will have on the K-12 schools located a block down the street. This a major traffic area for parents driving kids to and from school, school buses and pedestrian traffic going to and from school--there is also significant parking and traffic congestion with all the sporting activities that occur 7 days a week outside of school hours in the evenings and week ends.

I don't believe this project will add to the quality of life of the residents in this area and I certainly don't believe it will add to the value of our property--in fact, I think it will devalue our property value. We've lived in this area because of the quality of life and we've watched our taxes rise from \$800/yr to nearly \$8,000/yr.....an outcome of rising property values.

While I appreciate the struggles of the Legion from a financial perspective, I don't believe that situation should be used to bend historical development parameters nor do I think any development (that can easily be undertaken elsewhere in the city within existing development and community parameters) should be done to the detriment of existing residents and taxpayers.

Michael Dyer

THE CITY OF CALGARY
CITY CLERK'S

2016 JAN 28 AM 9:31

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August 24, 2015

Dear Christine,

I am writing to you in order to express concerns over the extent of the proposed development plans for the Kensington Legion Site.

It has come to my attention that the development which will be taking place on this site is significant and will have a considerable impact to the neighbourhood. Of particular concern is the overall size of the proposed buildings which will be considerably taller than the existing structures currently in the area. Closely linked to the enlarged building plans, I have concerns about whether the existing community can accommodate this increased number of residents without negatively impacting the existing residents.

A few of my concerns are as follows:

- Are West Hillhurst and Ward 7 residents being adequately informed of the proposed plans and are being given proper opportunities to express their views? It appears that an information board has been setup on the Legion site for this purpose, however, this method appears inadequate considering the scope of the proposed plans.
- Have proper independent studies been done concerning the following areas (i) population density, (ii) school attendance, (iii) parking, (iv) traffic, and (v) overall impact to existing residents? If not, will these studies be done before approval proceeds? If no studies will be forthcoming, why was this decision made?
- What opportunities are available for current area residents to have a say in the development plans?

Thank you,

Ken Jack
1751 2nd Avenue NW

2016 JAN 28 AM 9:31
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2016 JAN 28 AM 9:31

August 24, 2015

Greetings,

THE CITY OF CALGARY
CITY CLERK'S

It has recently come to our attention that a large, tall condo/ commercial development has been proposed to be built at the Kensington Legion site. Although I applaud the partnership of a developer working with the Legion and enabling the Legion to have a new, updated building; I have grave concerns about the size of the proposed condo development. My biggest concern is the increased traffic that would be generated along 18th St NW.

There are 3 schools on the East side of 18th St NW – Queen Elizabeth High School, Queen Elizabeth Junior High, and Queen Elizabeth Elementary School. As residents who live directly across from Queen Elizabeth High School, we can vouch for the already high volume of traffic on this street. Many parents drop their children off & pick them up from school every day – and combined with the bus traffic this creates a lot of congestion twice a day. And although the whole street in front of the 3 schools is a playground zone – I'd wager that less than 50% of the traffic slows down appropriately.

Also, the west side of the street is permit parking only – this too is almost completely ignored by many. Not only is there frequent illegal parking, but we regularly have to contend with people parking across our driveway – completely blocking us in. While we do call the city parking authority whenever this happens – they are so busy that by the time anyone gets here to ticket or tow, the offender has usually showed up and moved their vehicle. Meanwhile I (or my husband) am late for work, late for appointments, or simply grossly inconvenienced. I shudder to think how much worse the amount of traffic, the overall traffic congestion, the speeding, and the illegal parking will get with a condo/ commercial building of that size at the end of the street.

The new condo building at the corner of Kensington and 19th St. is only 4-5 stories high, as are the condos over on 14th Street. A structure of similar height would seem to “fit in” with the neighbourhood much better...And although it would still increase the number of vehicles in the area it would not be quite so drastic. And maybe, just maybe we would be lucky enough to get more patrolling of the street for speeding and illegal parking.

Kind regards,
Pat Gaviller & Bligh Jenkins

RECEIVED

August 22, 2015

2016 JAN 28 AM 9:31

Dear Councillor Farrell:

THE CITY OF CALGARY
CITY CLERKS

The Kensington Legion / Truman Homes development proposal is very concerning. We see the development as having a significant impact on the value of our home and lot, a negative effect on the privacy of our yard, as well as on the volume and impact of traffic within the area.

A few months ago, Truman proposed that the development at the northwest corner of 19th Street and Kensington Road was to be of a significant height. Thankfully this was not approved by council and the new structure was restricted to four storey(one commercial and three residential). The proposed heights of both the 4 storey commercial building and the 10 storey retail/residential building are not in keeping with the existing developments within the West Hillhurst community and will have a negative impact on the value of the current residential homes.

Retail spaces are currently available on the 19th Street strip north of Kensington. There are several vacant buildings and commercial lots available currently, so why would it be a benefit of adding more? Shopping/retail outlets are plenty within short distances to the north and east of West Hillhurst.

Our family has been long term residents of West Hillhurst and enjoy the lower level designed homes and buildings within this residential neighbourhood. A ten storey building proposing 200 units in extreme close proximity to existing homes will have a negative impact. The proposed building has no setback, provides no front parking for the proposed retail space, creating the desire of users to park on the Kensington Road front. With steady pedestrian traffic to and from the Queen Elizabeth schools and others walking and biking to their workplace, this increase in traffic would pose a risk of accidents occurring.

A ten storey building that proposes 200 units accessing their parking stalls from a back alley onto a small street(18A St.) would decrease the value of homes on the street, congest traffic on that street and on 2nd Avenue NW which is the access used by much of the school populations.

The proposed building will cut precious light from a vast number residents homes and yards to the north of the proposed building and will negatively affect the investment of owners of those homes.

Your energy in carefully considering the impact on the existing residents and home owners when you are reviewing applications is appreciated

John Sweazey and Joanne Hart Sweazey
1924 Westmount Road NW

August 24, 2015

Dear Councillor Farrell

I would like to voice my concerns regarding the 10 storey commercial/residential development on the Kensington Legion Site.

I disagree with the size of the development.
If the H-S ARP has a height limit of 6-8 stories, why is the Legion 264 Site allowed to be higher?

We live on 18th street and the street is already busy due to school/bus traffic as well as people using 18th street to avoid the main 19th street traffic.

The traffic already does not follow the school/playground traffic signs and an increase would definitely have a negative impact.

How will the increase of traffic be mitigated for 18th street?

Would a speed bump or traffic circle be installed to curb speeding and volume of traffic?

Please forward my concerns to all those involved.

Thank you for your time.

Mary McKay

RECEIVED
2016 JAN 28 AM 9:32
THE CITY OF CALGARY
CITY CLERK'S

August 20, 2015

Dear Councillor Farrell

As a family and homeowner near the proposed high rise development site for the Kensington Legion 264, we GREATLY OPPOSE the plans. We do not want to see an unprecedented high rise residential structure in our community that will only bring a negative environmental and social impact. Our neighborhood is not zoned high density nor should it ever need to be.

There will be a significant increase to vehicular traffic one block from the communities only elementary school. I live on the south side of Kensington road, by which my 2 children have to cross in order to attend Queen Elizabeth Elementary. For obvious safety reasons I do not want to see a massive increase to vehicular traffic at the exact location where my 2 children walk across Kensington Road to attend school, a road which already seems to run at full capacity during peak weekday times.

This proposal lacks vision, proper planning and consideration for any local resident.

Please DO NOT ALLOW the proposed development to continue.

Ed Oke
1929 Bowness Rd NW

2016 JAN 28 AM 9:32
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

To Whom It May Concern:

I am writing to join my fellow neighbours of the Kensington Legion Redevelopment Team in expressing concern at the scope of the current proposal by the Legion and Truman Development Corporation.

While many aspects of the proposal are laudable and welcome, I feel the large size, laneway use, build time and lack of greenspace should be better aligned with the character and needs of West Hillhurst.

Of all those things, if the height could be reduced, that would be the most welcome change to the current plan. I hope a successful solution can be found so that everyone can enjoy the new development.

Many thanks,
Elizabeth Scriggins
403-283-5883

RECEIVED
2016 JAN 28 AM 9:32
THE CITY OF CALGARY
CITY CLERKS

January 27, 2016

To whom it may Concern,

Our opinion is yes the Legion needs a new facility but NOT at the stake and expense of the established community and NOT 4 STORY COMMERCIAL STRUCTURE.

4 story commercial is equivalent in height to 6 story residential.

I would approve of the Legion portion if and only if its height is 4 residential storey or less.

Giving a new home to The Legion is fine but it need NOT be a 4 storey commercial building.

4 storey is what the Legion site is zoned for.

It makes it easier to propose a 6 storey residential development next to it.

However Truman has proposed a 10 storey development.

It is obvious that this was to make it look like they were compromising when then reducing it to 8 storey.

The residential development should not be allowed any taller than what the site is presently zoned for, which is 4 storeys.

4 storey is the height of the existing residential development just completed by Truman on the corner of Kensington & 19th Street.

The new residential developments along 10th Street are along the LRT tracks and are not located right next to single family homes.

This 10 storey residential condo proposal for the Legion site has single family homes along its south, north and east boundaries.

On the west side of 10th Street the residential condo developments are across the lane from single family homes but the proposals are only 6 storeys.

These developments do not block the sun from the south of these single family homes because they are located west of the single family homes.

The new proposed Truman development on Kensington Road N.W. is 10 storeys and is directly south of several single family homes.

This height will block the majority of the sunlight for these homes.

The developments on 10th Street are in keeping with the City's Planning intentions to develop along the LRT routes.

The Kensington Road development is over a kilometer from the LRT route.

I would approve of the Residential Condo portion of this proposal ONLY if they stayed within the existing height zoning of 4 storeys.

John Sauter
1901 Bowness Rd. N.W.

RECEIVED

2016 JAN 28 AM 9:32

THE CITY OF CALGARY
CITY CLERK'S

Michelle Wong
1916 Broadview Road NW
Calgary, Alberta T2N 3H7
wonger@rocketmail.com

January 22, 2016

To Councillor Druh Farrell:

I am writing regarding the Kensington Legion re-development site. I was told there is to be a 100', 8 storey development to be erected on the site. I live on Broadview Road and have been here since 2000.

As has been happening in many areas in and around my home, there have been significant infills and construction in the West Hillhurst area. I know there is a group (The Legion Redevelopment Residents' Group) who have requested that the Legion land be limited to developing a 6 storey, 26 metre-high structure rather than the current 8 storey, 31 metre high proposed. They are also asking that the entrance to the new parkade be changed from 18A St NW rather than from 18 Street NW. I am in favour of both these suggested amendments.

Why? I have been told other parcels of land in West Hillhurst will be going through re-development in the upcoming years including the school sites located at 22 and 23rd Street NW, and I'm sure the CBC site on Memorial. There is also a church site located directly across from my home at 1923 Broadview Road. I have heard rumours for years that if/when the Germain church group decides to vacate that site, it will lead to developers clamouring to build a large sized, high density apartment/condo high rise complex. It makes sense as that land is almost river front property and located in the centre part of the city.

I am writing to express my concern that as construction continues in West Hillhurst, that other parcels/sites will be developed with Developers whose job is to constantly push the envelop (ie: requesting Council relax bylaw rules for height and density) in order to maximize space and profits. They continue to lobby for taller and taller buildings with higher density capacity. I myself do not enjoy Calgary's continual disease of urban sprawl, so I do support condo/apartment structures as long as they are reasonable in size and height for the neighbourhoods and areas they are in.

My house located at 1916 Broadview Road is one of the few original ones left on the block. It was built in 1910 and I can still see the history within this house (the well water door opening clearly located in the basement of my home) and past realtors have told me stories of how my house has evolved throughout the years. As more and more construction occurs, I know progress is inevitable.

The only request I wish to put forward is that you listen to our concerns as current residents in Ward 7. Developers will always push to maximize bylaw rules and request easements, etc. It is up to you to weigh their suggestions against what we have to say and speak upon our behalf when the opportunity arises. I am concerned about the future impact this precedent setting development will have in my neighbourhood. Approval of the Legion Re-Development as it currently stands will definitely have major ramifications on future construction projects.

I love living in West Hillhurst and as someone who purchased my house just before the boom experienced in the late 90s, I want to continue to enjoy the 'quaint and friendly neighbourhood feel' of our community. I know I would not be able to afford to purchase a

home in this area today, but I ask that you seriously review the developer's request for the Legion site and consider my strong objection.

Developers will NOT shy away from building in Ward 7 if a modification to the building development is presented. Our area is too close to the 'heart of the city' to not attract buyers and new residents. I believe the residents of Ward 7 have always been an intelligent, smart, creative, open-minded and community based group of Calgarians. I ask you to consider my comments, along with others in your Ward, and reconsider your position on this development. Establishing a middle ground is not unreasonable in this case.

Thank you for your time in reading my letter. I may be reached at (403) 701-3830 or via email at wonger@rocketmail.com.

Sincerely,

Michelle Wong
Resident, Ward 7 since 2000

RECEIVED

CPC2016-024
Attachment 3
Letter 78

2016 JAN 28 AM 9:32

January 26, 2016

Dear Ms Leung,

THE CITY OF CALGARY
CITY CLERK'S

I am writing to register my concerns about the plans proposed by Truman for the redevelopment of the Legion site on Kensington Road.

I attended one of the Open Houses hosted by Truman in the summer, the community meeting for residents at the West Hillhurst Community Centre September 9 and the City-organized Open House at the Legion November 4. I have spent many hours at these meetings, learning about the plans, asking questions and talking with Truman representatives, City employees from various departments, and community members. I have read all the feedback and suggestions from the affected community associations, and have taken time to weigh everything I've seen and heard.

There are aspects of the proposal with which I am aligned. I am in favour of inner-city development and of building more housing close to the city's core. I am in favour of building appropriate commercial enterprises adjacent to housing, thereby creating walkable communities. I support architecturally interesting buildings. And within reason, I am in favour of the Legion maintaining a home on the site, with a sound and viable financial plan moving forward. On these fronts, I think the Truman plans work.

There are overriding aspects of the proposed plan, however, that I feel will significantly negatively impact the existing neighbourhood.

As residents have repeatedly indicated, the proposed height is too high for the surrounding area. It is unreasonable and inappropriate to foist such a tall structure on the mature and established neighbourhoods of Hillhurst and West Hillhurst. Such a structure would tower over the surrounding architecture, negatively impacting the area aesthetically. Further, it would negatively affect surrounding residents, casting far too large a shadow over adjacent homes. The revised 8-storey (31-metre) proposal runs counter to good planning practises as outlined in the city's own Municipal Development Plan, ignoring the element of ensuring the scale of new buildings fits in with that of the host neighbourhood.

Also, residents have outlined reasonably and repeatedly that the proposed vehicle access to the site is inappropriate. It is unnecessary to have vehicles from this building cutting through the residential streets of the surrounding neighbourhoods. I have been told by city traffic employees that it is "no longer common practise" to build ingresses and egresses on main roads, but rather to have vehicles enter and leave new sites using side roads. This makes little sense

to residents. A major issue for the residents slated to host this new building, myself among them, is the increased traffic it will mean down quiet residential streets and past Queen Elizabeth School. Rectify this by making the ingress and egress on Kensington Road, an already busy thoroughfare. A current city planning "preference" that will degrade a neighbourhood, isn't worth following. The residents of Hillhurst and West Hillhurst have indicated that they are generally amenable to hosting a new high-density residential complex at the Kensington Legion site. They should not, however, be expected to bear all the downsides of hosting such a structure. Since all Calgarians benefit from higher density in the inner city, let Calgarians who travel along Kensington Road, an already busy street that can absorb what city administrators and Truman representatives are assuring me will be a minimal amount of increased traffic, take some of the load. Similarly, the people who choose to live in the new condominiums can bear some of the load by entering and leaving their condominium complex via Kensington Road. The host community can bear the remaining burdens of increased density in their community. It should always be the aim of city planners, developers and politicians to reasonably share amongst the affected parties the changes that introducing these high-density buildings will bring.

I understand that neighbourhoods change and that when you choose a community in which to live, the situation that exists when you buy your home is not guaranteed forevermore. I also understand that the needs of a city change over time and that changing pressures on city planning follow accordingly. And I believe that as these needs and pressures change, it is up to the citizens of the community to do their part to absorb and make way for that change.

I also believe however, that it is the responsibility of city planners to make sure that the change is reasonably implemented, and that the impact on existing neighbourhoods is sensible. Both community associations representing the residents who will be affected by this development have spoken respectfully and soundly on this development. They have carefully outlined reasonable concerns with the proposal and have made constructive, intelligent comment on how to improve it, including reducing the height of the proposed building, exchanging the placement of the buildings on the site to reduce the shadow cast on nearby residences, and altering the flow of traffic into and out of the site to minimize traffic down residential streets and past the school.

When a community speaks reasonably, soundly, thoughtfully and with a resoundingly singular voice on an issue, their concerns should be your concerns.

Yours truly

Jocelyn Sampson

Jane Robarts <janerobarts@gmail.com>

Tue, Jan 26, 2016 at 7:29 PM

To: ward07@calgary.ca, Kensington Legion Re-Development <kensingtonlegionredevelopment@gmail.com>, caward7@calgary.ca, planning@westhillhurst.com, lisa.c@hsca.ca

My husband, four year old daughter, and I live at 1774 1 Ave NW. Our home is one of the original houses on the street, built in 1920. I purchased the home in 1999 and we have loved living in the neighbourhood since that time. We enjoy the proximity to downtown, the Kensington area, and schools and community centres.

I am writing concerning the proposed Kensington Legion redevelopment. I have read many of the letters from concerned community members and community associations opposing this development. They have made many excellent points and I agree with their opposition. I have no new arguments to add; however I do want to ensure that my opposition to the proposed project is equally registered.

I don't disagree with the need for higher density development in the inner city, in fact I welcome it. I believe that most in the community also agree with this sentiment. I also do not disagree with the need for redevelopment of the Kensington Legion. It has been a long time coming and is necessary.

I do, however, believe that the proposed 8 stories is too tall. It will negatively impact many houses in the neighbourhood with reduced sunlight. It also does not fit in with the aesthetic of the neighbourhood. While a taller structure on Kensington road is inevitable, this is simply too tall for the area. Given all the recent development between 16 and 18 street on Kensington road at three stories and the Savoy on 19th at four stories, this will dwarf all buildings and will be out of context.

We live close to the Queen Elizabeth schools. Traffic is already a concern with many people taking 18 street north through the school zone during the morning commute. The proposed entry points into the new development will greatly increase this traffic, causing congestion and a safety issue for our children. Entrance on Kensington Road would be much more suitable.

I could address several other points, however I feel these were well summarized by many of my neighbours, particularly Tara Branter's letter, and I stand with them in opposition of this development. A smaller height, perhaps 4 or 5 stories would be much more suitable. And I would welcome such a development.

In many of the sessions I attended, I was disappointed to see the city alongside Truman developments. It felt like a decision had been made and agreements or promises put in place, without full consultation of the community. Learning that Ms. Farrell had been instrumental in introducing the builder to the Legion only strengthened that view. While the sessions gave the appearance of consultation, there was no opportunity to provide feedback outside of the structures provided by Truman. All were designed to solicit positive feedback and slight adjustments to the proposed building, not to provide an opportunity to express opposition or alternatives. I wish that the process had been much more balanced without obvious bias.

Regards,
Jane Robarts
1774 1 Ave NW

Lori Bowes
1757 - 1st Avenue NW
Calgary, Alberta
T2N 0B2

January 26, 2016

Druh Farrell, Ward 7, Alderman's Office, City of Calgary

**RE: Kensington Legion Redevelopment Proposal
1910 Kensington Road NW**

Dear Druh Farrell,

The proposed size, number of units and height are inappropriate for the surrounding residential area. To my knowledge, there are no buildings exceeding eight storeys in the West-Hillhurst, Hillhurst, and Sunnyside communities. This includes all new commercial and residential projects on 10th Street and 5th Avenue.

I support re-development of the Kensington Legion site, but it should respect the transition between the existing low-density residential areas and mid- to high-density residential and commercial spaces. **An eight-storey steel and glass structure in this traditional neighbourhood will be quite jarring and unappealing.**

The Truman Savoy four-storey structure on 19 St is quite modern, and yet fits nicely within the existing traditional neighbourhood.

Please consider a somewhat smaller, lower redevelopment for the Kensington Legion Site. **I support a six-storey building on this site.**

Kind regards,

Lori Bowes

1757 - 1 Avenue NW

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2016 JAN 28 AM 9:34

THE CITY OF CALGARY
CITY CLERK'S

January 26, 2016

RE: Kensington Legion Development

I am a resident of Hillhurst-Sunnyside Community but live at 1728 – 1 Ave. NW, which is just ½ block from this development project.

Here are aspects that I urge the Council to consider in make the decision to approve the project in its current proposal form.

1. Increasing density in the Kensington Road region is not a bad idea, but it must be done in a perspective size, considering height (number of floors), access to retail, access to the condo parking, increased traffic flow in Kensington Road, 18th St NW, 18A St NW, 19th St NW and 1st, 2nd, 3rd, 4th and 5th Aves respectively.
2. Height – Number of floors: this project is way out of proportion to other neighbouring properties. Five floors should be the maximum height. This height reduction will minimize the shadowing on these properties and also lower the number of condos and associated car parking on the surrounding streets
3. Traffic – retail access and condo traffic and parking will over crowd this small confined area. The proposal also calls for removing the current double lane westbound on Kensington Road, which will impact this major transportation artery. It will become a highly congested area. Parking will spill out to all surrounding streets.

Overall affects

4. This oversized project as presently proposed impacts our neighbourhood in many ways due to the larger size:
 - Height will cause serious shadowing on properties to the north
 - Light pollution in surrounding regions
 - Heaver traffic from condo and retail portions
 - Parking problems for all of us. Condos will have only space per unit, but in Calgary average households have 2 or more vechicles
 - A crowded transit corridor with lasting effects on traffic – and any traffic problem on Crowchild will magnify difficulty of crossing the river at 14 St.

Council,

Please read our concerns carefully and insist on a redesign of this development proposal.

Dr. Chuck Curry, 1728 1 Ave NW T2N 0B1

RECEIVED

January 27, 2016

2016 JAN 28 AM 9:34

THE CITY OF CALGARY
CITY CLERK'S

Dear Councillor Farrell

I am writing to show my concern for the redevelopment of this site. I support the Legion redevelopment Residents group in their calls for making 2 changes to the site.

1. keep the maximum height to 6 stories (as per the guidelines in the City Municipal Development Plan)
2. Change the entrance of the parkade to 18A St NW as they have suggested.

These are relatively minor requests, and I hope you would respect respect the residents who are living in the area.

I've been a West Hillhurst resident for 20 years and its a great community to live in. I don't mind some densification of the neighborhood as it has happened continuously since I've lived here, but I think an 8 story building is taking a step too far and would be a bad precedence for future development. I don't feel an 8 story building belongs amongst single family homes and low-rise condos.

Thank you

Kevin Parent

January 25, 2016

Christine Leung
Senior Planner, South Area Planning
Local Area Planning & Implementation
The City of Calgary

Email: Christine.Leung@calgary.ca

RE: Kensington Legion–Revised Redevelopment Proposal DP 2015-4956

Dear Ms. Christine Leung

Please find below a summary of concerns regarding the Development Permit as proposed for the Legion Site 2 residential tower development.

Strengths:

- Quality of architecture.
- Mixed use brings diversification / benefit to the residents.
- Presents an efficient use of city services/utilities and meets objective of densification.
- Maintains the economic viability of the Canadian Legion.
- Ground level retail

Challenges:

- Height: 31m is inappropriate and insensitive to the scale of the community.
- Corridor scale: Road ROW to height ratio is being relaxed excessively. Exceeds 1/1 ratio.
- Context: Remainder of Kensington Road in relation to the project is not compatible.
- Precedent: Approval sets a precedent for future redevelopment along this street.
 - Parcel size / land assembly limitations will result in permanent abnormality of this site in current and future context.
- Massing: as proposed, fails to take advantage of the scale of the overall site to minimize impact and better transition and integrate into the existing structures.
 - Alternative options could achieve same result (FAR 4.3) with reduced impacts (shadowing, height, variation, and transition)
- Traffic: Force all site traffic onto Kensington Rd via 18A st and not 18th St.
 - Move parkade entrance to support safety and noise concerns expressed by the community.

Thank you for the opportunity to provide comments.

Ben Popadiuk
1723 1st Ave. N.W.
Calgary, Alberta
T2N 0B2

RECEIVED
2016 JAN 28 AM 9:33
THE CITY OF CALGARY
CITY CLERKS

January 27, 2016

Dear Ms. Farrell,

I am submitting this e-mail to you to advise that, as a resident of West Hillhurst/Hillhurst, I am opposed to the proposed development on the Kensington Road legion site as it is currently planned. For so many reasons that others have already pointed out to you, this development does not fit the community. I have been a proud resident of this community for 18 years. In fact, you earned my vote years ago when the decision was made to block off Bowness Rd at 14th Street to through traffic as I lived on that block and was directly impacted.

I now live on 1st Ave between 16th and 18th Street so am very close to the proposed development. I believe a compromise needs to be reached and what the residents are asking for is not unreasonable. The development should be scaled down to 6 storeys with a smaller footprint. My true preference would be 4 storeys as all other condo developments have been along that corridor but I understand that likely won't happen. Going ahead with an 8 storey building is setting a precedent for future development that is unacceptable. Ultimately, that is just putting more money in the hands of the developer at the expense of the residents who live there.

I have 3 children who attend Queen Elizabeth elementary and junior high schools. They walk down 1st Ave and up 18th Street every day. I am requesting that traffic calming measures be put in place on 1st Ave to avoid traffic cutting through our quiet street. There are many children who live and play on our block. I am also fully opposed to the entrance of the parkade being on 18th Street. There are 3 schools on that block and the safety of the children is paramount. The only entrance to the complex should be off of Kensington Road and there is no question that traffic calming measures need to be implemented on 18th Street.

I understand that change is inevitable but that change shouldn't be forced on residents in an unreasonable and unwanted manner. I had the impression (and perhaps wrongfully so) that when you spoke at the West Hillhurst Community Centre you appeared to not be on the side of the people who actually voted you in, which surprised me. Truman will build and move on. We are the ones who have to live with the increased traffic, lost privacy, lost sunlight and safety concerns for our children. Not to mention the fact that the building as currently designed is over-sized and aesthetically intrusive.

We need your support on this.

Kind regards,

Andrea Alton

Hello,

I am yet another area resident opposed to the proposed Legion redevelopment. It's not that I am against increasing density. I readily accept that inner city needs to grow. But not all at once on one property without regard for the surrounding homes (most of which have been built quite recently).

The community overwhelmingly supports some form of redevelopment at this site -- this is clearly not a case of NIMBYism. Time and time again, residents have made it clear that a 4 storey building is absolutely no problem. We could even be persuaded to accept a 6 storey building with the right kind of thoughtful design. We simply reject the proposed 8 storey plan (which, let's be honest, is more like 9.5 storeys due to tall retail on the main level and overheight luxury units on the top).

Truman will no doubt say they have already conceded two floors to get to 8. Of course anyone can see that the initial 10 was just so that they could say this. It's not an actual concession, it's simply a PR game.

At the Truman/Legion's open house in November I asked for shadow study details beyond the few dates presented. I was given quite a runaround, which included the suggestion that I download SketchUp and work it out myself. I didn't find this to be an especially good example of public engagement, but I did eventually find time to do so.

I found that a 31m tower will cut winter morning/afternoon sun in half even for residents 150m away. That's about one full block. That's about 200 residents in markedly increased shadow from the end of October until the beginning of March. Houses will see their last sunlight at 2:30pm as early as November.

Has the planning committee or any of the councillors who will be voting on the redevelopment had access to this information? I wonder if anyone feels that is a reasonable penalty to impose on the surrounding home owners.

2016 JAN 28 AM 9:33
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

The irony is that Truman claims to have got to this 31m design by trying to avoid imposing a 4 storey building on us when the community has all along been supportive of a 4 storey building. It seems to me the real motivation is that it's harder to build a 4 storey building on that site in which all units would receive good natural light. And of course everyone knows: natural light is a big selling point.

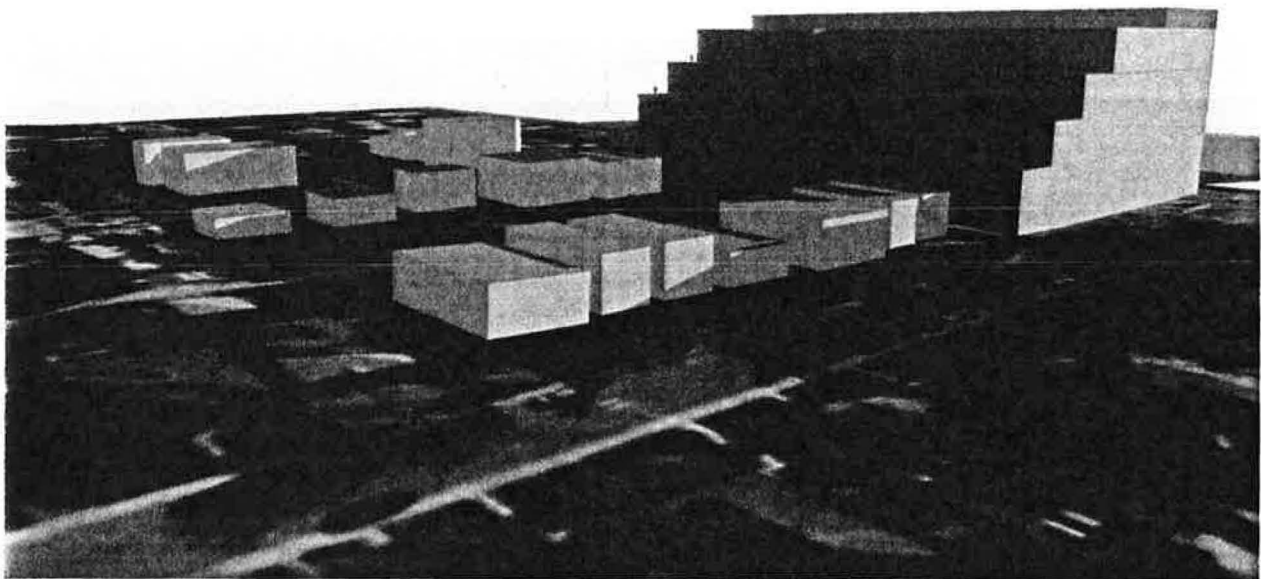
Thank you,
Martin Andersen

In reading through all the material from Truman regarding their plans to redevelop the Kensington Legion site, I noticed that none of the renderings include any real indication of the siting of the proposed buildings in relation to the homes in the surrounding community. In the 97 page 'What We Heard' document, for example, every single close-in illustration omits the adjacent houses. The only time other houses are included is in distant, bird's eye perspectives. These flatten everything and diminish the actually striking contrast between one and two storey homes nearby and this block-long hundred foot high wall that is the south elevation of the eight storey condo.

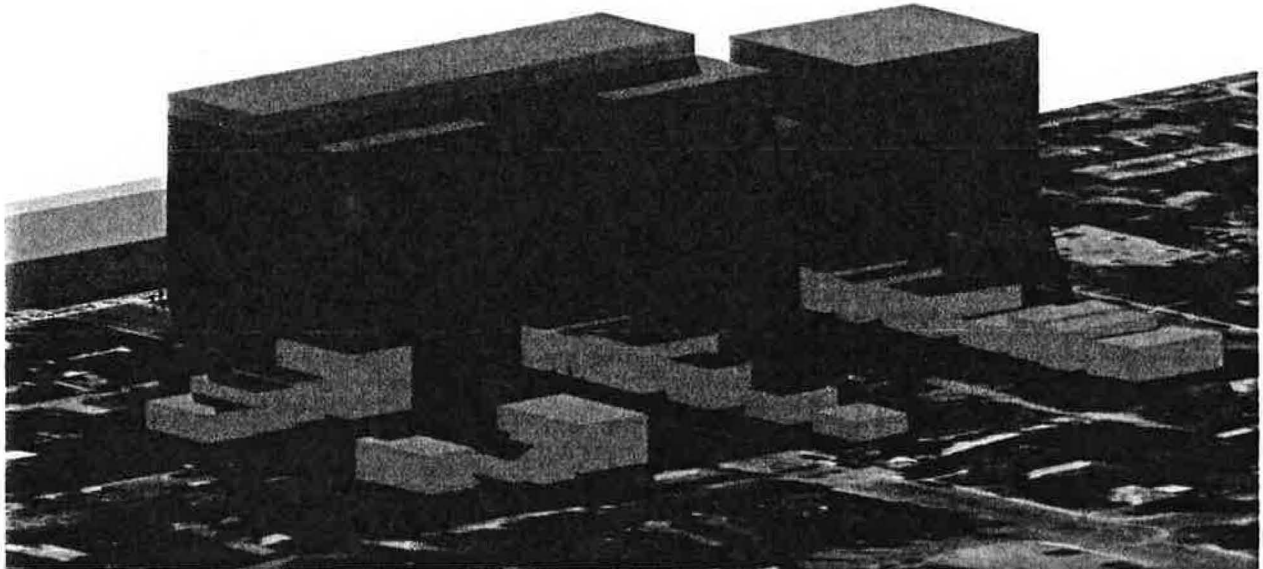
For a project that so congratulates itself on being sensitive to the surrounding neighbourhood, it seems odd that there should be virtually nothing in the way of visuals to support the claim.

As I mentioned in my letter of Dec 17, 2015 ("Truman 264 Proposal"), I attended the Truman/City presentation at the Legion in November. I asked several Truman representatives about shadows at times other than those posted. As I said earlier, I didn't receive any satisfactory answers, but one of them suggested I could download SketchUp and work it out for myself. Having subjected myself to this inconvenience, I would like to provide some of the resulting images with the hope of balancing the picture currently being painted that a 31 meter building amongst established homes is no big deal.

The following images are based on information provided in the Truman 'What We Heard' material (specifically proposed 264 elevations and building shape) and Google Earth (siting and a sample of adjacent residences). Note that existing house elevations are approximations, while proposal elevations are taken directly from WWH).



Sample residential context, from NW, current 8 storey proposal



Sample residential context, from NE, current 8 storey proposal

Is it reasonable to place these buildings right next to single family homes? Is it reasonable to place them directly south of all these homes, obstructing significant portions of scarce winter daylight? I appreciate that the stepped back design is better for surrounding homes than an eight storey solid block, but it is clearly out of context and in almost every way significantly worse than a four storey solid block that is the purported starting point. The City's own planning department recognizes that surrounding lot sizes and build dates make further consolidation unlikely and that the building would remain anomalous in size and mass for the foreseeable future.

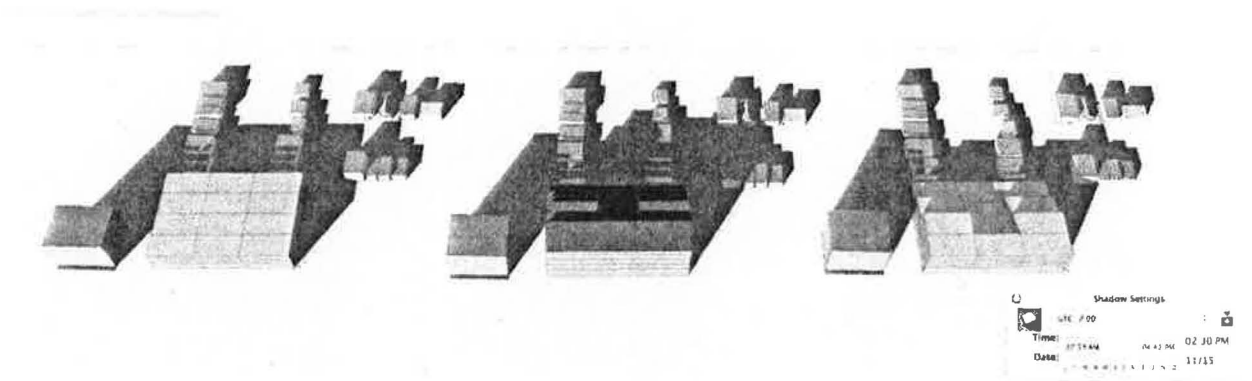
It is worth emphasizing, as many others have already done: most area residents are in favour of general area densification in some form, and of redevelopment of the Legion site along the lines of 4-6 storeys. I have heard several times that four storeys is not viable for this site. This is confusing, since the Truman website proudly displays a number of multi-family developments they have presumably profited from, all of which are four storeys.

In any case, we are told that the ten or eight storey design is better for us than the four that most of us would happily accept. And yet nowhere have I seen a comparison or any real discussion of alternatives. So again, for my own understanding, I have put together some models to contrast a basic four storey box (left, in images to follow), the given eight storey proposal (center), and an example of an alternative six storey elevation (right). This is obviously just a rough sketch, but I believe it gives a reasonably accurate picture of the shadow cast from each. I would really like to see some serious consideration of a six storey option along these lines, or a serious and thorough explanation as to why it is not possible.

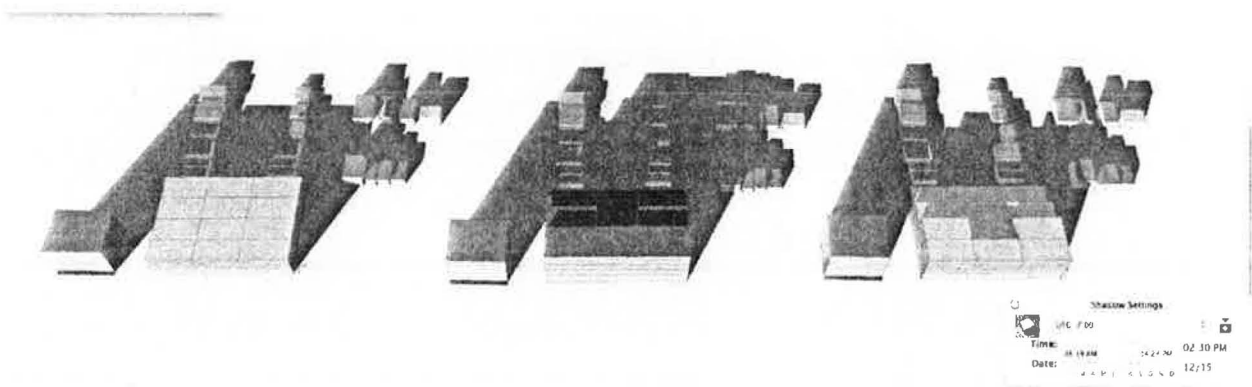
In the models below, the four storey box is built using the same floor heights as the eight storey's first four floors, but without any step-back on the north side. The six storey is then built directly from re-stacking the components from the four floor model, to retain the basic floor area ratio. It is obviously just a rough sketch, but the point is to illustrate that the FAR of the four storey allotment would seem to support rearrangement to a stepped-back design similar to the eight storey proposal, but without requiring a block long 31 meter wall on the south exposure.



Comparison: 4/8/6 storey condos, Oct 15 3:30 PM MDT



Comparison: 4/8/6 storey condos, Nov 15 2:30 PM MST



Comparison: 4/8/6 storey condos, Dec 15 2:30 PM MST



Comparison: 4/6/8 storey condos, Jan 15 2:30 PM MST

A six storey stepped-back option would appear to cast the least shade of all, particularly during our light-starved winter months. Altogether it keeps the building, just barely, at a more human scale, and one which the community could support.

It would not be fair to this long-established community to approve this 31 meter development without first having seriously considered alternative options. Thank you for your consideration of this matter.

Sincerely,
Martin Andersen

RECEIVED

2016 JAN 28 AM 9:33

January 26, 2016

Dear Councillor Farrell
CITY OF CALGARY
CITY CLERK'S

I'd like to voice my concern regarding the Kensington Legion re-development on two points:

1. Building height
2. The proposed main access to underground parking off 18th Street NW.

On the first point, the proposed building height of 31 metres vastly exceeds the City's own guidelines as set out in the Municipal Development Plan (MDP). In the MDP, Kensington Road is designated as a "Neighbourhood Corridor". In section 2.4.2 of the MDP, "tall buildings" (buildings whose height exceeds the width of the right-of-way of the street it faces, which is 20 m for Kensington Road) are excluded from neighbourhood corridors. The MDP is also pretty explicit about avoiding dramatic contrasts in height and scale with low density residential areas. There are two-story residences on the opposite side of Kensington Road from the proposed 31 m development as well as on the opposite side of 18th St. These are unlikely to be redeveloped any time in the near future.

I understand there is a local community proposal to limit the height of the proposed condominium building to 26 m, which I would support, although somewhat reluctantly.

Using 18th Street as the main entrance to the underground parkade will result in additional traffic passing through the school and playground zone along 18th Street and 2nd Avenue. It will also increase the chance of pedestrian/vehicle conflict at the junction between Kensington Road and 18th Street. Although there is a marked pedestrian crossing here, I have witnessed close calls between pedestrians using the crossing and vehicles turning left from 18th Street on to Kensington Road. I believe it would be safer for the community if the main entrance to the underground parkade were moved to 18A Street.

In summary, by limiting building height to 26 m and moving the entrance to the underground parkade to Kensington Road via 18A Street, I support the site redevelopment and look forward to seeing and using the new Legion building as well as the proposed retail stores at the base of the condominium building. With these changes, there will be a win-win-win situation for the Legion, the developer and the surrounding communities.

Yours sincerely,

David Campden
1762 1 Ave NW
Calgary
Tel. 403-230-7087