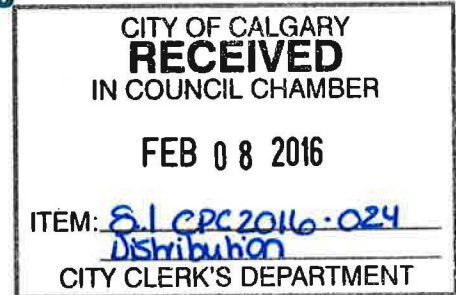




January 28, 2016

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 precedent-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 Development area have a maximum height of 26 metres. *See Appendix I.*

Hillhurst Sunnyside ARP; 8 storey buildings in the Transit Oriented Development 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,

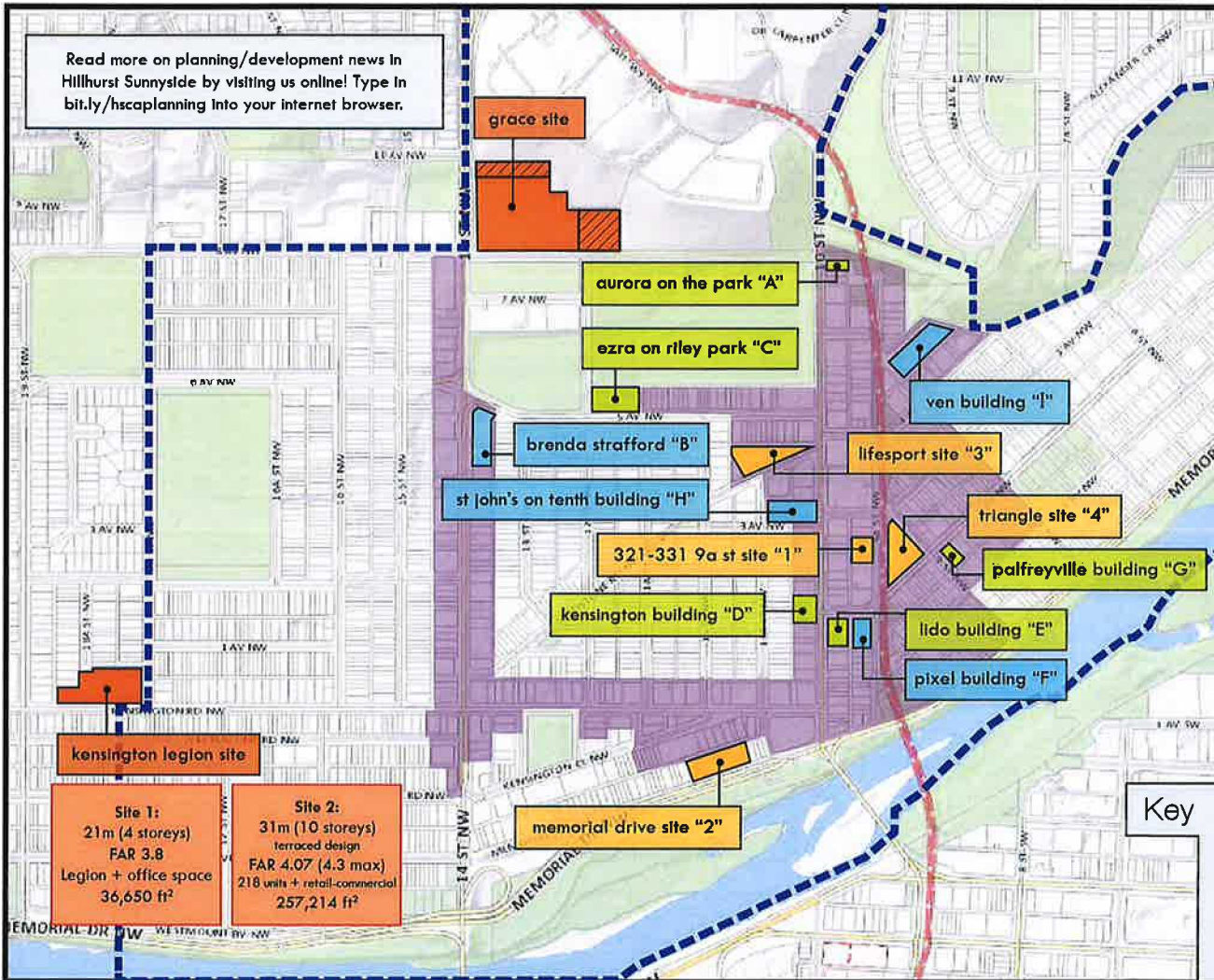
Hillhurst Sunnyside Planning Committee

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

Appendix I:

Hillhurst Sunnyside Community Association
 Community Planning Office
 Last updated: January 2016

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 Stafford	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 Healthcare Properties)
 - Northeast corner of 14 St & 8 Ave
 - Proposed mixed-use commercial/residential
 - Primarily medical uses

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) 16m (4)	5.0 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.