

Smith, Theresa L.

From: Mary Points [mjlp@shaw.ca]
Sent: Wednesday, June 03, 2015 2:54 PM
To: Albrecht, Linda
Cc: Office of the Mayor; Farrell, Druh; Huber, Morgan J.; Leung, Christine N.
Subject: Amendment to the Hillhurst/Sunnyside ARP

FOR EVERYONE'S CONSIDERATION Prior to the June 13/2015 Council Meeting:

Re: Minutes of the Calgary Planning Commission Meeting held Thursday April 23, 2015
Item No. 22
File # M-2015-008

My personal information - 67 year old born-and-raised inner-City Calgarian (EauClaire, Hillhurst, Sunnyside).
- Family owned residences and businesses as Calgarians for approximately 100 years.
- I own and reside in my own 1912, 800 sq. ft. bungalow, standing on a lot totaling 25 foot frontage in Sunnyside
- I also own 3 revenue bungalows, standing on lots totaling 100 foot frontage in Hillhurst/Kensington

I agree with REFUSAL of the proposed "bonus density" policy amendment for the following reasons:

- The current economic downturn has discouraged inner-City development in Calgary.
- Hillhurst/Sunnyside has a much lower FAR than other inner-City areas (e.g. Brentwood, Beltline), which makes building costs much more expensive, even without a higher / square metre charge.
- A higher / square metre charge would make development and sale/rental of "affordable" inner-City housing impossible.
- If affordable housing is able to proceed in the inner-City, developers must be encouraged, not discouraged, to purchase and build in the inner-City.
- More density should be encouraged, in the inner-City, rather than the City sprawling further.
- As a land owner, I, as well as developers, wish to make future development profitable and if developers are expected to pay "unreasonable" / square metre amounts, that will discourage land owners, such as myself, selling properties for development.
- Higher, future property sale prices would "kill" affordable purchase/rental prices.
- Future development, involving numerous Condo Units, would provide the City of Calgary with substantially larger numbers of Property Tax Bills and income.

Thank you.

Mary Points
1015 - 2 Avenue N.W.
Calgary
403-283-9056

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Smith, Theresa L.

From: Marliese Renz [marlieserenz@gmail.com]
Sent: Thursday, June 04, 2015 9:48 AM
To: Albrecht, Linda
Subject: submission to the city

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June 3, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Dear Council:

Re: Amendments to the Hillhurst/Sunnyside Area Redevelopment Plan - Bylaw 19P2015

Creation of a new fund for the existing density bonusing system -

Hillhurst/Sunnyside Community Amenity Fund

I am writing to **oppose** the proposed amendments to the existing density bonusing system with the Hillhurst/Sunnyside ARP. After extensive community and city consultation, and the 2009 amendment to the ARP, Hillhurst/Sunnyside has seen a high level of development. The economic climate allowed developers to support the TOD recommendations and build multi-residential mid-rise developments.

The development surge has allowed the Hillhurst/Sunnyside Park Improvement Fund to be completely funded. The new proposal is not only to establish a new fund but it is proposing to increase the rate by approximately 1078%. This means that where a recent development, such as the Bucci project, under the old system paid \$113,420 the new proposed calculation would require they pay \$1,334,352. Yes - that would be a 1.2 M difference.

REASONS PROPOSAL SHOULD BE REJECTED:

- Landowners with property that will be affected by this have not been notified or consulted by The City or the community association
- Increase of over 1,000% during an economic downturn is unrealistic and will stop development
- Monies in current fund have not been spent
- No clear direction on what projects would be funded or how they would be evaluated
- No agreement on who would administer the funds or have final approval of a project - looks like a slush fund
- Instead of building to maximum density developers could choose to build a 6 story wooden structure (recently allowed by the building code) which would reduce their costs and avoid the levy. This would result in a less attractive building and lower density.
- Lack of community consultation (Administration met with community association but meeting was poorly attended & not advertised). Even landowners directly affected were not advised of the meeting.
- Community consultation at the open house things were explained in terms the public did not understand. ie. Proposed amount of bonus gross useable floor area x 75% = Contribution.
- If Developers pass higher costs on to purchasers then units will become unaffordable for many.

Developers are already saying land costs in Hillhurst/Kensington are too high and it would be unreasonable to expect landowners to sell below market value to off-set this levy. Extensive consultation and planning went into the 2009 ARP revision. For The City arbitrarily change the density bonus formula is unreasonable.

I do not oppose changing the name of the existing fund or continuing to require a bonus density levy based on a formula similar to the 09 ARP revision.

Yours truly,
Marliese Renz
Hillhurst/Sunnyside Landowner/resident

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June 3, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

2015 JUN -4 AM 7:45
THE CITY OF CALGARY
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cityclerk@calgary.ca

Dear Council:

Re: Amendments to the Hillhurst/Sunnyside Area Redevelopment Plan - Bylaw 19P2015
Creation of a new fund for the existing density bonusing system -
Hillhurst/Sunnyside Community Amenity Fund
Public Hearing - June 15, 2015

I am writing to **oppose** the proposed amendments to the existing density bonusing system with the Hillhurst/Sunnyside ARP. After extensive community and city consultation, and the 2009 amendment to the ARP, Hillhurst/Sunnyside has seen a high level of development. The economic climate allowed developers to support the TOD recommendations and build multi-residential mid-rise developments.

The development surge has funded the Hillhurst/Sunnyside Park Improvement Fund. The new proposal is not only to establish a new fund but it is proposing to increase the rate by approximately **1076%**. This means that where a recent development, such as the Bucci project, under the old system paid \$113,420 the new proposed calculation would require they pay \$1,334,352. Yes - math is hard - that would be a 1.2 M difference.

REASONS PROPOSAL SHOULD BE REJECTED:

1. Landowners with property that will be affected by this have not been notified or consulted by The City or the community association
2. Increase of over 1,000% during an economic downturn is unrealistic and will stop development
3. Monies in current fund have not been spent
4. No clear direction on what projects would be funded or how they would be evaluated
5. No agreement on who would administer the funds or have final approval of a project - looks like a slush fund
6. Instead of building to maximum density developers could choose to build a 6 story wooden structure (recently allowed by the building code) which would reduce their costs and avoid the levy. This would result in a less attractive building and lower density.
7. Lack of community consultation (Administration met with community association but meeting was poorly attended & not advertised). There were 4-5 (out of 16) people from the Hillhurst/Sunnyside Planning Committee at the meeting. Even landowners directly affected were not advised of the meeting.
8. Community consultation - at the open house things were explained in terms the public did not understand. ie. Proposed amount of bonus gross useable floor area x 75% = Contribution.
9. If Developers pass higher costs on to purchasers then units will become unaffordable for many.
10. Developers are already saying land costs in Hillhurst/Kensington are too high and it would be unreasonable to expect landowners to sell below market value to off-set this levy.
11. The reason more objections to this have not been received is that the general public & landowners are unaware of it.
12. Extensive consultation and planning went into the 2009 ARP revision. For The City arbitrarily change the density bonus formula is undemocratic and defeats the purpose of public consultation.

I do not oppose changing the name of the existing fund or continuing to require a bonus density levy based on a formula similar to the 09 ARP revision.

L. Cornfield
Hillhurst/Sunnyside
Landowner/resident for over 30 years

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June 3, 2015

Morgan Huber
Jennifer MacLaren
North Area Planning Team
Local Area Planning & Implementation
The City of Calgary

Delivered via email to Morgan.Huber@calgary.ca and Jen.MacLaren@calgary.ca

**RE: Proposed Bylaw 19P2015: Amendments to the Hillhurst Sunnyside Area
Redevelopment Plan**

Dear Mr. Morgan Huber:
Dear Ms. Jennifer MacLaren:

Thank you for providing the Hillhurst Sunnyside Planning Committee ("HSPC") with the opportunity to comment on proposed Bylaw 19P2015: Amendments to the Hillhurst Sunnyside Area Redevelopment Plan. We appreciate the efforts you have made to engage the Hillhurst Sunnyside Community Association.

As you know, our community has seen major redevelopment activity since passing of the Hillhurst Sunnyside Area Redevelopment Plan: Part II Transit Oriented Development amendment in 2009 (the "**2009 Amendment**") which facilitated significant increases in height and density. The inclusion of "bonus density funding" and the creation of the Hillhurst Sunnyside Park Improvement Fund ("HSPIF") was a critical component of the 2009 Amendment. We understand the HSPIF is fully funded and for bonus density funding to continue, the proposed Hillhurst Sunnyside Community Amenity Fund ("**HSCAF**") must be authorized by City Council.

HSPC strongly supports the creation of the HSCAF and the continuance of bonus density funding. The elimination or interruption of this critical component of the 2009 Amendment would be a loss to the community, would weaken the argument that increased density can lead to improvements for all community members and would increase opposition to redevelopment in the community.

We believe the HSCAF could help facilitate improvements to the public realm and increase the livability of the area, thus helping attract new development and helping achieve density targets as identified in the City of Calgary Municipal Development Plan. As a community, we would like to see public realm improvements keep pace with new development for the benefit of existing residents, new neighbours and visitors to the community alike.

We wish to withhold our comments on the new terms of reference with regards to the administration of the funds (i.e., the terms of reference) until the July 20th Council SPC on Planning & Urban Development.

Furthermore, we do not feel well placed to provide input on what is an appropriate \$ per square metre level for the HSCAF other than to suggest staff and City Council consider allocating a fair share to the community as the impact of higher density directly benefits landowners and indirectly benefits the city as a whole, but the impact is felt most strongly in the immediate community.

Sincerely,

Robert McKercher
Chair
Hillhurst Sunnyside Planning Committee

Lisa Chong
Community Planning Coordinator
Hillhurst Sunnyside Community Association

Cc: Members, Hillhurst Sunnyside Planning Committee
Jeremy van Loon, Chair, Hillhurst Sunnyside Community Association
Annie MacInnis, Executive Director, Kensington Business Revitalization Zone
Participants, Hillhurst Sunnyside Multi-Stakeholder Task Force
Ward 7 City Councillor Druh Farrell



Vern Hart, Principal, Adv., BSc, RPP, MCIP
Suite 600, 940 6th Ave SW
Calgary, Alberta T2P 3T1

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The City of Calgary
700 Macleod Trail SE
Box 2100 Postal Station "M"
Calgary Alberta T2P 2M5

June 4, 2015

Re: AMENDMENTS TO THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 19P2015

Honourable Mayor Nenshi and Members of Council,

We are writing this letter on behalf of our clients, Minto Communities – Canada (Minto). Minto has recently purchased 6 properties along 9A Street NW which are included in the Transit Oriented Development Area (Map 3.2) and subject to the density bonus provisions within the existing Hillhurst/Sunnyside ARP.

Minto purchased these existing single detached residential properties at a premium price with the intent of developing a comprehensive multi-residential development. They anticipate increasing the density of the site through a land use amendment application in accordance with the present ARP policy with a contribution to the Hillhurst/Sunnyside Improvement Fund. The Improvement Fund's current rate is \$17.30 per square metre of density above the base density. Per Administration's report, Minto recognizes the need to replace the current fund with the proposed Hillhurst/Sunnyside Community Amenity Fund and fully support the creation of this new fund.

However, Minto is concerned with the proposed Bonus Rate shown in Administration's report **Appendix 1 Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan** as their purchase price did not anticipate this increase in the bonus density rate. The proposed rate of 75% of land value (determined by an appraiser at the time of development permit) per square metre of gross usable floor area would result in an inflation of the rate per square metre from the existing \$17.30 per square metre to \$594 per square metre based on approximate current market value of land in the area. This rate would severely impact Minto's ability to achieve transit supportive densities on their site and undermine the intended funding of desired amenities in the community.

Minto would be supportive of a phased introduction of an increased rate over time which would allow the opportunity for recent purchasers to pursue land use amendments to achieve TOD densities and submit development permits at a more reasonable rate.

Sincerely,

Vern Hart, Principal
B&A Planning Group

Cc. Greg Mills Senior Vice President, Minto Communities – Canada
Norah Fraser Development Manager, Minto Communities – Canada

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