



October 28, 2015

VIA EMAIL: caward7@calgary.ca

City of Calgary

Office of the Councillors, P.O. Box 2100, Stn M
Calgary, Alberta, T2P 2M5

Attention: Councillor Druh Farrell

**Re: St. Johns Condominium – 409 – 10th Street NW
Land Use Amendment**

Dear Madam:

On behalf of the Hillhurst Sunnyside Planning Committee ("HSPC"), we are writing in respect of a proposed land use amendment that you are prepared to initiate at City Council by Notice of Motion on November 9, 2015 which will result in the rezoning of the commercial space located on the ground floor of the St. John's building from MH1 to C-COR1. On October 21, 2015, members of the HSPC had the opportunity to meet with a representative of Quantumplace Development Ltd., the owner of the commercial space, as well as Mr. Giyan Brenkman from the City of Calgary Planning Department and Mr. Dale Calkins to discuss the challenges Quantumplace Development is facing in placing suitable tenants in the spaces.

As you are aware, the commercial space in the St. John's building has been vacant for quite a lengthy period, with a small sized restaurant only recently opening for business in once space and another specialty business scheduled to open shortly. We are advised by Quantumplace Development that the layout of the commercial space and MH1 zoning has prevented them from finding other tenants, which has added to the surplus of vacant commercial space already present in the Kensington. As a result of the meeting and in order to benefit the community, the HSPC is largely in favour of the proposed land use amendment, with some restrictions.

HSPC is supportive of encouraging a vibrant retail environment in Hillhurst Sunnyside; however, we have some concerns about the type of tenant which might be interested in the St. John's space. Vibrancy means less vacant store fronts but also retail uses which actively engage with the street and drive pedestrian traffic. For example, the HSPC would be opposed to one tenant taking up all or a large majority of the commercial space, rendering the commercial bays from five to two or less, or a tenant such as a bank, which we feel would not encourage foot traffic and would only create dead space. Accordingly, we would be in favour of a rezoning to C-COR1 with the following restrictions:

- There will be a use area restriction to a maximum of 350 metres squared per each use;
- There must be a minimum of 3 commercial bays on the property at all times; and,
- Entrances to commercial bays will be positioned such that the maximum street frontage will be achieved.

In our view, the above-noted restrictions would limit the type of tenant which could be placed in the commercial space, thereby decreasing the ability for one tenant to take up the entire space, or large tenants such as banks from creating large areas of dead space. It will also maintain a pedestrian friendly façade which will hopefully increase pedestrian traffic in this under used area. We view this to be a balanced approach which considers the needs of Quantumplace Developments as well as the community.

Finally, we also expressed some concerns about parking, as currently the 34 parking spaces located in the St. John's building have been leased to the Calgary Parking Authority. A rezoning to C-COR1 will allow these parking spaces to be advertised as public parking, which we view to be a community benefit; however, we had concerns about where tenants in the commercial space would park. We have been advised by Quantumplace Development that they have an agreement with the Calgary Parking Authority that its commercial tenants and employees would be provided with monthly parking passes such that there will be no further strain on the limited parking currently within the community. It would be ideal if this type of arrangement, or a similar requirement that some parking stalls be designated for tenant parking, could remain in place or also be included as a restriction in the land use.

Overall, the Hillhurst Sunnyside Planning Committee is in favour of this land use amendment, provided that the concerns outlined in this letter are addressed. Should you wish to discuss this with us further, we would be happy to continue this consultation. Thank-you for the opportunity to provide comments.

Sincerely,



Kimberly Setrakov

On behalf of the Hillhurst Sunnyside Planning Committee

cc: Peter Schryvers, Quantumplace Developments Ltd. (peter.schryvers@quantumplace.ca)
 Lisa Chong, Community Planning Coordinator, HSCA (lisa.c@hsc.ca)
 Robert McKercher, HSCA Board of Directors (Robert.mckercher@gmail.com)
 Annie MacInnis, Executive Director, Kensington BRZ (kensingtonbrz@shaw.ca)
 Giyan Brenkman, City of Calgary Planning Department (giyan.brenkman@calgary.ca)