

CITY OF CALGARY
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CITY CLERK'S DEPARTMENT

LOC2019-0194 Hungerford on 17th

B. MacDonnell

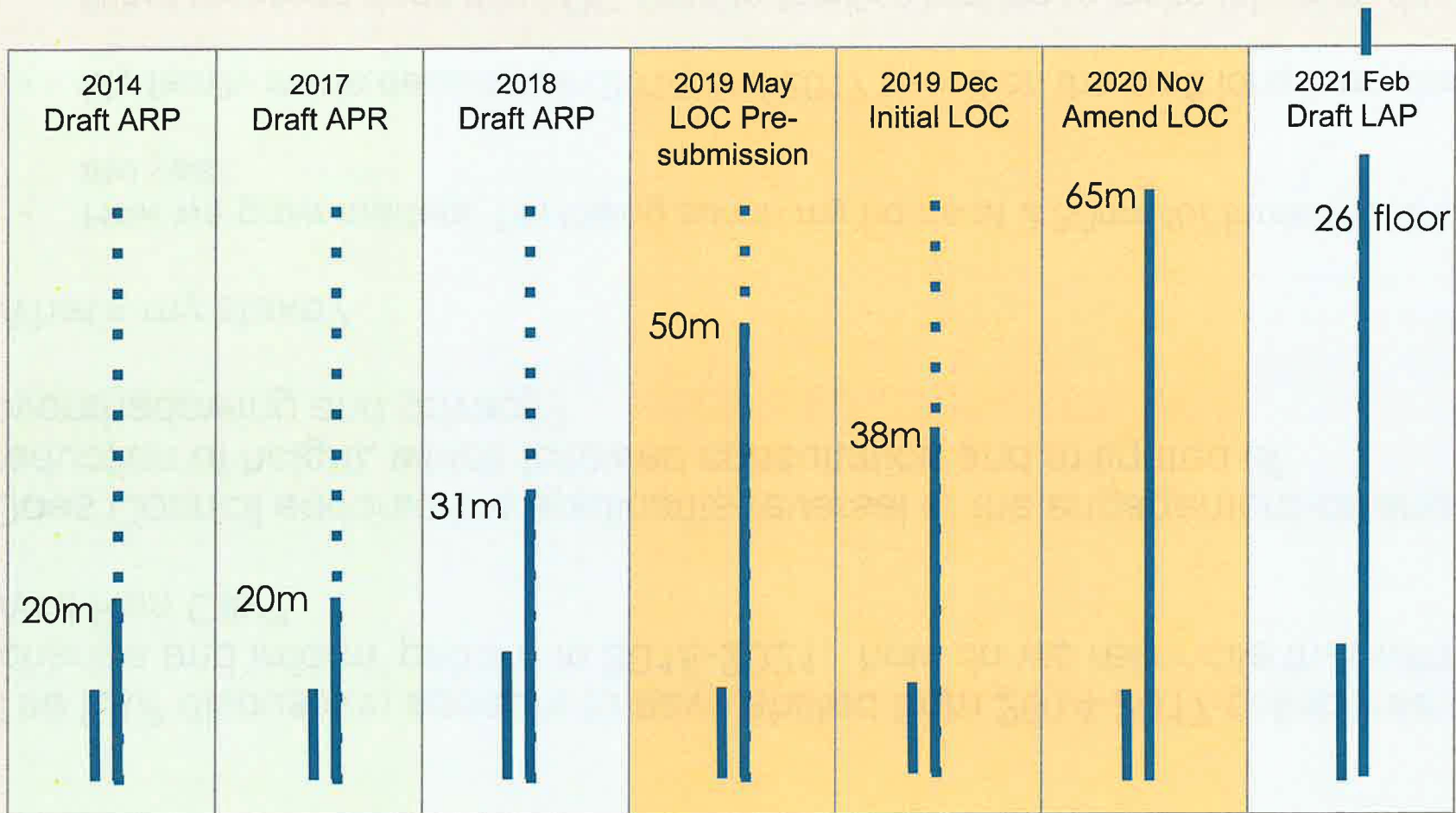
From Charrette to LOC2019-0194 Hearing

The following slide graphs the heights from the 2014 draft ARP to today for the property in LOC2019-0194.

- In 2014 and 2017 draft ARP - **20m** max
- In 2018 a draft issued by the City Planning office went to **31m**
- Through the land use change process, the applicant
 - Started with a proposed **50m** in their pre-submission in 2019
 - Applied for LOC2019-094 with **38m** after consultations in 2019
 - Amended to **65m** in 2020 and created the 'What We Heard' in front of us today.
- Community members have been trying to follow a moving target.



Height From '14 ARP to LOC Hearing to '21 LAP

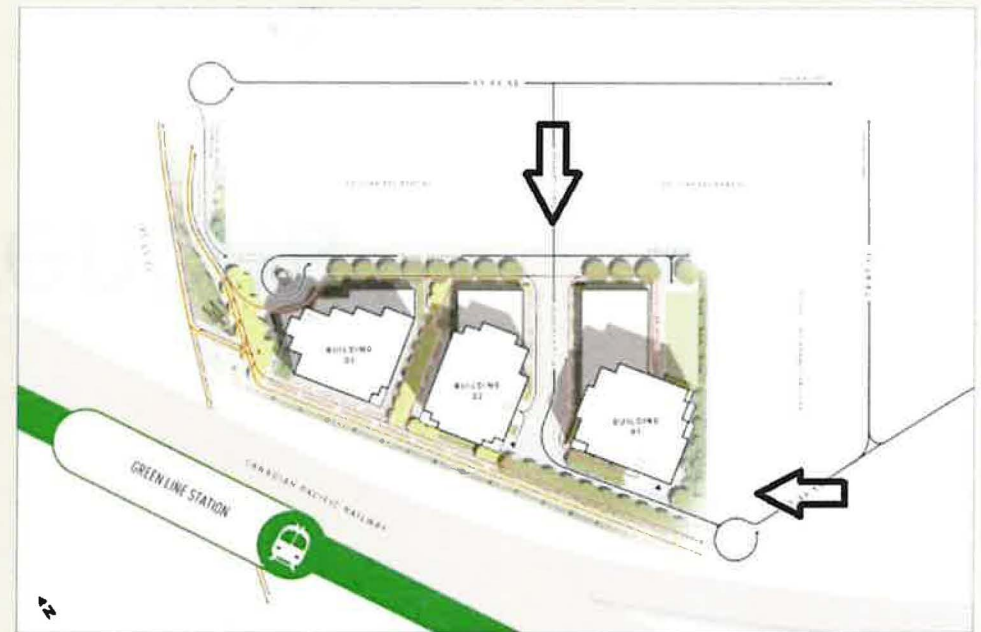


Questions - Well Run City

- The LAP discussion appears to have shifted from 2014-2017 collaborative to 'change and inform' pattern in 2018-2021; how do we reconcile that with a Well Run City?
- Does Council endorse the applicants reversal of the engagement-driving reduction of height, which followed consultation and mitigated of overshadowing and privacy?
- What's my stake?
 - How we grow matters; I'm losing sun in my home at 2:30pm for three months of the year.
 - My family made decisions in 2014 and 2017 based on the draft long term plans.
 - What message does this LOC send to families looking to make informed decisions around building or moving?

Question - Safe and Inspiring

- The LOC describes "...significant grade difference of 15-20 feet separates the north-western edge of the property, making it **inaccessible from 12 Street SE.**"
- The Fire Department Access Standard requires 8% or grade which requires about 100-130ft of run.
- Question: Does the site require a third access point? How is an independent third access achieved with the grade limits at 12 Street SE?



Visual representations are conceptual in nature. Details to be determined at the time of Development Permit.

References



From Charrette to LOC2019-0194 Hearing - 2014

2014 May Draft Inglewood ARP as outcome of Green Line and ARP Charrettes:

- Pg14 Map 5. Land is designated Mixed Use - Neighbourhood. Defined as “...**mid-rise buildings** that accommodate a wide range of retail, service, office and residential uses.”
- Page 16. “The land use should **maintain the stability and character of the existing neighbourhoods** while **maximizing uses on potential redevelopment sites**.”

← Here’s a scale of a two storey house next to the proposed height at each stage.
The dashed line is 65m, as in today’s LOC

From Charrette to LOC2019-0194 Hearing - 2017

2017 Mar Draft Inglewood ARP further refines the plan

- Map 3, Page 18. Land use is Neighbourhood - Center. Defined as “...mid-rise buildings that accommodate a wide range of retail, service, office and residential uses.”
- Page 38 Map 5. Future Target Height is 20m
- Section 3.1.4 Page 24.
 - “New development should respect the existing scale and massing of its immediate surroundings”
 - New buildings should be massed to optimize access to sunlight for units on site and for adjacent properties.

← Here’s a scale of a two storey house next to the proposed height at each stage.
The dashed line is 65m, as in today’s LOC

From Charrette to LOC2019-0194 Hearing - 2018

2018 May Draft Historic East Calgary ARP. City Planning merges Ramsay and Inglewood plan, changes land use terms and Future Target Height.

- Pg 8 Map 1. Land is designated Community High Density
- Pg32 Map 5. Future Target Height is **31m**, adjacent properties to North are now **14m**
- Section 2.2 Page 22:
 - “The single-detached housing areas of Inglewood will remain stable with policy to enable secondary suite housing and rowhouses that allow for new housing types while keeping neighbourhood much as they exist today. This will create a greater range of housing opportunities and choices”
 - Industrial lands in the south portion of the Plan Area will be regulated to mitigate impacts on adjacent residential areas.
- Section 3.1.4 p27. New developments should respect the existing scale and massing of its immediate surroundings. Attempts should be made to reduce the contrast between newer, larger buildings and existing, smaller buildings.



From Charrette to LOC2019-0194 Hearing - 2019 May

2019 Hungerford pre-Submission Open House. Max height **50m**

Pre submission information disseminated and feedback gathered from engagement activity prior to initial LOC submission

← Here's a scale of a two storey house next to the proposed height at each stage.
The dashed line is 65m, as in today's LOC

From Charrette to LOC2019-0194 Hearing - 2019 Dec

2019 Dec Hungerford Submission of Initial LOC. Max height **38m**

Following engagement on pre-submission proposal, the LOC is submitted for a reduced height.

← Here's a scale of a two storey house next to the proposed height at each stage.
The dashed line is 65m, as in today's LOC

From Charrette to LOC2019-0194 Hearing - 2020 Nov

2019 Dec Hungerford Amendment of LOC. Max height **65m**

What We Heard Report based on engagement following LOC Amendment Submission. Cites Stakeholder support for increased height and density.

← Here's a scale of a two storey house next to the proposed height at each stage.
The dashed line is 65m, as in today's LOC

From Charrette to LOC2019-0194 Hearing - 2021 Feb

2021 June Draft Historic East Calgary ARP. City Planning issues new draft, changes land use and Future Target Height.

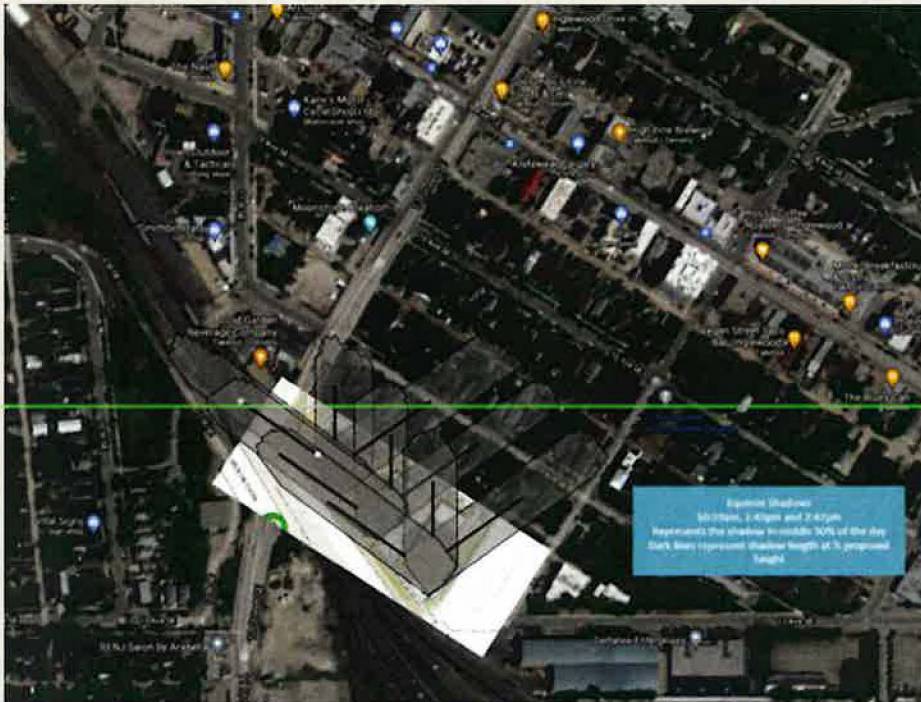
- Map 4 Page 18. Land is designated Neighbourhood Flex
- Map 5 Page 19. Future Target Height is **26 Storeys**.
- Section 2.6.3 Page 23. Residential development should be designed to support laneway housing and/or live/work with at-grade units to activate the lane:
 - “b. south of 11 Avenue SE, between 12 Street and 13 Street SE”
- Section 3.2.2 p37. Complete communities require that a variety of housing forms and at different levels of affordability are available.

← Here's a scale of a two storey house next to the proposed height at each stage.

The dashed line is 65m, as in today's LOC, is about six stories less than the draft LAP of 26 stories

What's my shadow?

Equinox



Winter Solstice



Shadows shown are at 65m for the middle half of the day
Solid line shows mitigation at $\frac{1}{2}$ current LOC height