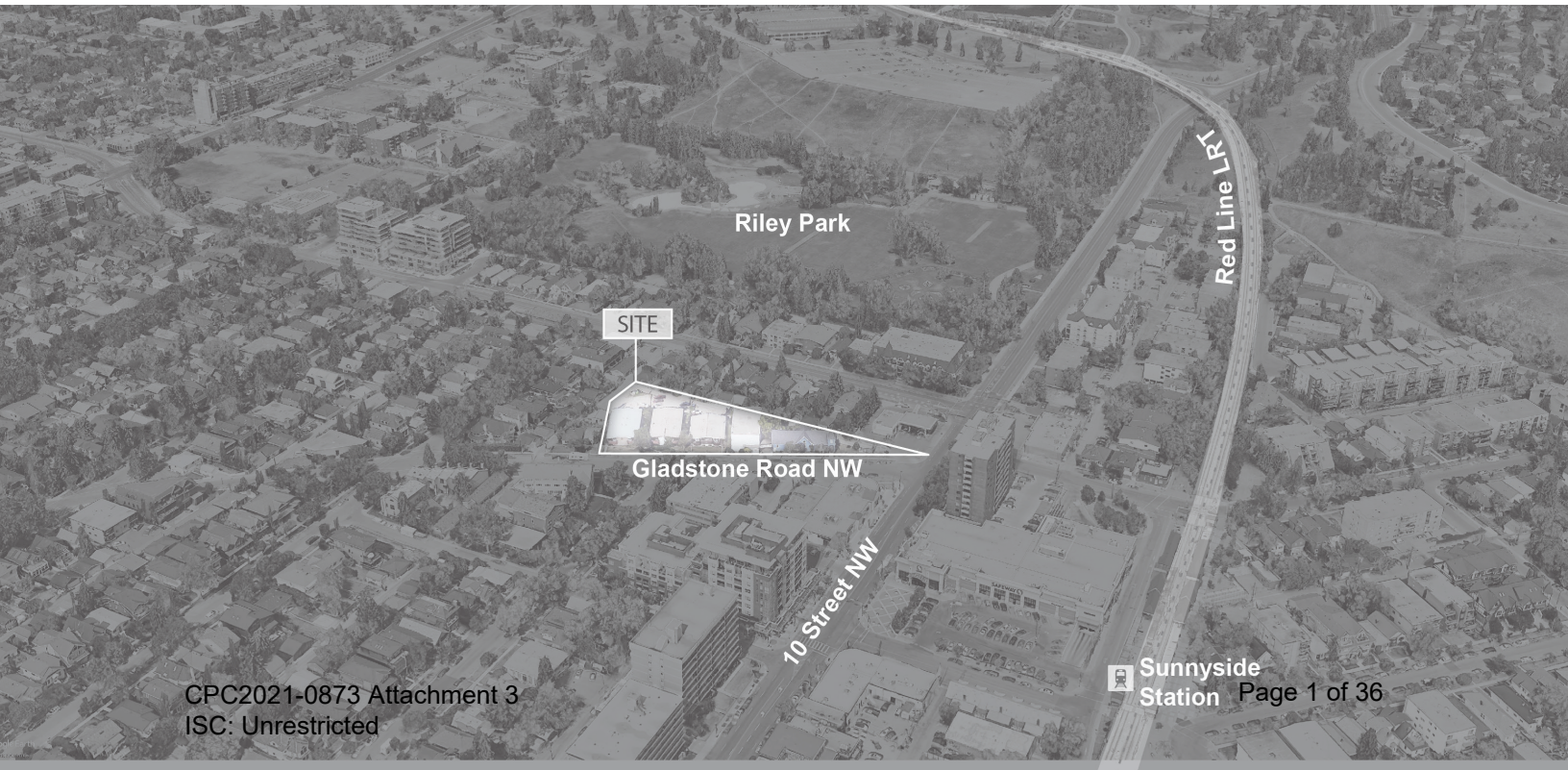
O2

Gladstone Road NW
Land Use Amendment (LOC2020-0122)

Outreach Summary

Updated May 2021



PROJECT BACKGROUND

O2 Planning + Design submitted a land use amendment application to redesignate the parcels located at 1110 to 1126 Gladstone Road NW. The land use change will enable a multi-residential development that retains and designates the existing Hillhurst Baptist Church building as a municipal historic resource and optimizes the sites proximity to Main Streets, the Primary Transit Network, and downtown Calgary. Adjacent to the 10 Street NW Main Street and within 200 metres of the Sunnyside LRT station, the proposed development includes the following key highlights:

- Create a **landmark building** at the northern gateway to Kensington.
- Increase **housing options** in proximity to the LRT.
- Remain contextually appropriate in scale and character to the **surrounding context**.
- **Activate** surrounding streets and laneways.
- Contribute to Hillhurst-Sunnyside's position as one of Calgary's most **vibrant and livable inner-city communities**.

PROJECT WEBSITE

Due to COVID-19, it was not possible to host a traditional open house. Instead, the project team prepared a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

The content of the website is similar to what is typically displayed at an open house. It includes a site context diagram, ARP policy information, existing and proposed land use information, and preliminary development concept images. In addition, contact information for both the applicant team and the file manager are provided.

The website link was provided to both the City of Calgary file manager and the HSCA, both of whom distributed the link throughout the community. Thanks to these efforts, the website has been viewed more than 900 times (as of May 25, 2021).

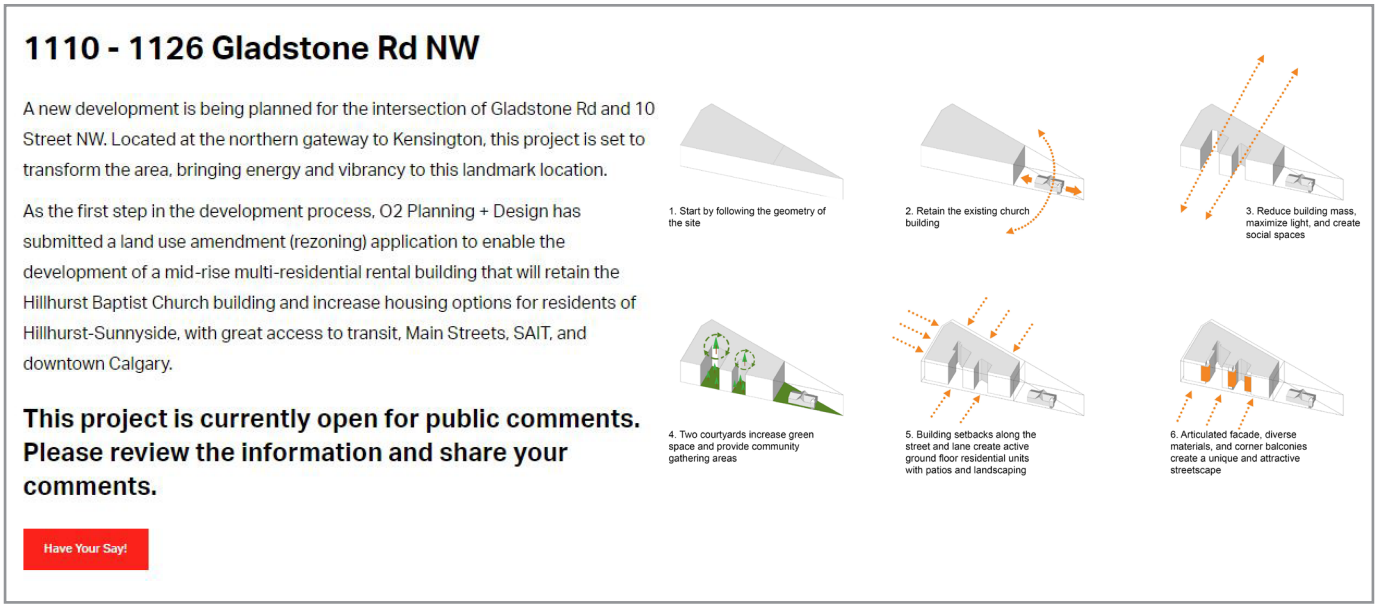
COMMUNICATIONS

The project team met with the Hillhurst Sunnyside Community Association (HSCA) on August 11, 2020. A socially distanced meeting in Riley Park allowed the project team to present the proposal and answer initial questions from the CA.

An individual meeting was held in November with specific landowners to answer additional questions about the proposed land use.

A follow up meeting was held with HSCA on May 12, 2021 to provide an update on the land use and changes to the Development Permit application. Updated comments from HSCA were provided after the meeting.

Additionally, the project team received a letter of support from the adjacent property owner (1130/1132 Gladstone Rd.)



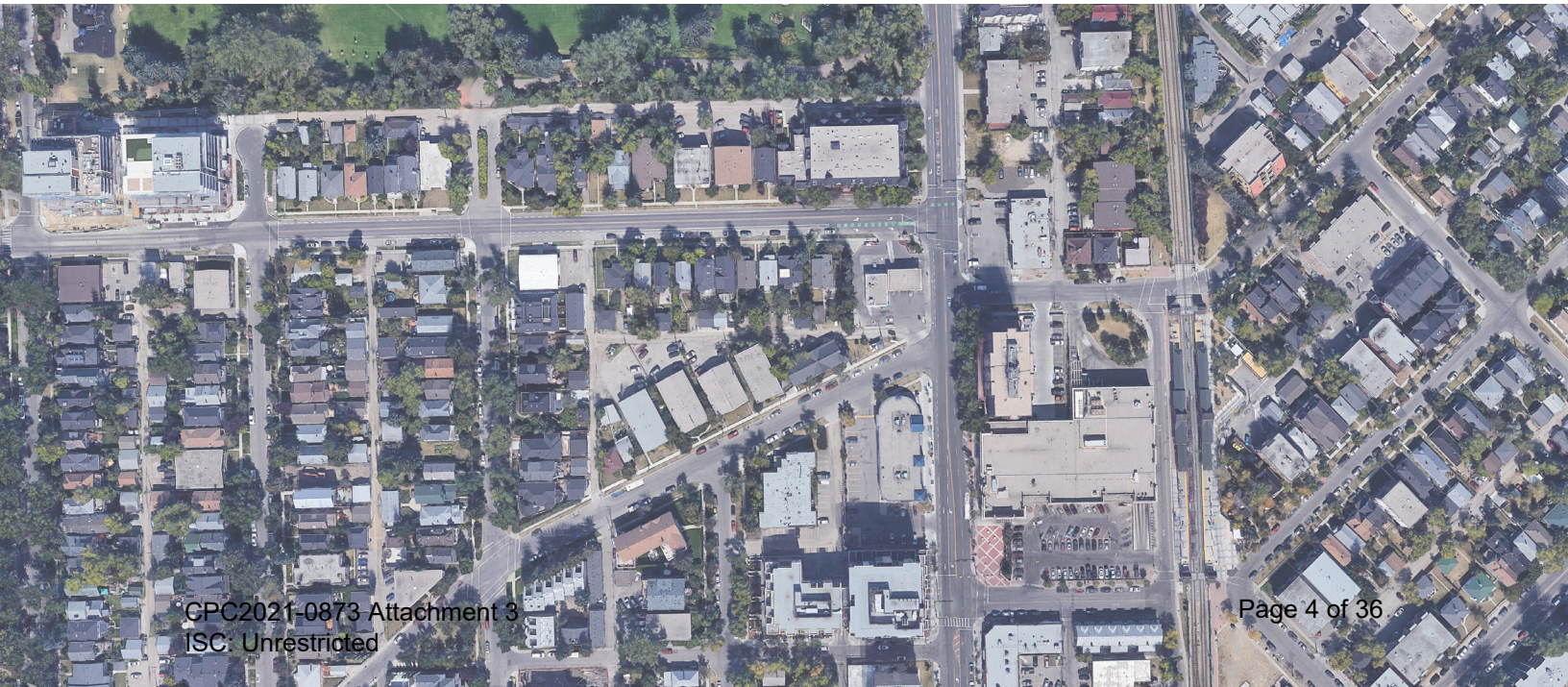
engagegladstoneroad.com

1
Project Website

930
Page Views

648
Page Visitors

19
Responses



SUMMARY OF PUBLIC FEEDBACK

The engagement website has been open for comments since the beginning of August, 2020. As of May 25, 2021, the website has seen 648 unique visitors and 19 comments have been submitted. The following summary provides an overview of what was heard from the community, and responses to identified interests, questions, or concerns about the proposal. Verbatim comments are provided at the end of this report.

THEMES/INTERESTS

There were several themes and interests expressed in the feedback from the public that the project team received on the proposal. These themes and accompanying applicant responses are provided below.

Ground Floor Commercial Uses
Several comments indicated concerns about there being ground floor commercial uses at the base of the proposed residential development, adjacent to existing residential uses. Though MU-1, which the proposed DC would be based on, allows for ground floor commercial uses, this is not part of the proposed rental residential development. The only commercial proposed on the site is continued commercial uses within the church building. The ground floor of the proposed 6 storey building is currently envisioned as residential units. This was reflected in the presentation given to the HSCA, on the project website, and is reflected in the Development Permit Application.

Height and Compatibility
There were varying opinions on the compatibility of the proposed development within the existing neighbourhood. Some comments indicated support for the 6 storey proposal, stating that they felt this was more suitable than the previous 10 storey building that was approved for the site. Others expressed concerns about impacts of the building height and massing on residences on 11 Street NW and 5 Ave NW, indicating that they felt the proposal would cause shadowing and overlooking impacts and affect the overall character of the neighbourhood, which includes several homes built before 1910. Of those who felt the building was too imposing on the neighbourhood, some suggested the use of contextual stepbacks in height from existing residential development.

The proposed development seeks to redistribute height across the site rather than creating a 10-storey tower adjacent to the church. This requires a minor amendment to the Hillhurst/Sunnyside ARP. Currently, the ARP allows for 32 metres on the east parcel and 16 metres on the west parcel. The proposed development would instead be 20 metres high across both parcels, with intentional courtyards to break up massing along Gladstone Road. Setbacks from the street and alleys create space for patios and landscaped areas of the ground floor residences to activate the street. The distribution in height across the site also enables a better interface with the church, which will be designated as a heritage resource. To align with the MU-1 contextual regulations, the 6th floor of the building will also be stepped back from existing residential lanes.

A shadow study was conducted to compare the impacts of the 6 storey building and the former 10 storey proposal. The shadowing impacts are significantly reduced with the 6 storey building. At the Development permit stage, additional design features will be considered to mitigate overlooking impacts and ensure that the design of the buildings compliments the existing character of the neighbourhood.

Increased Density and Associated Impacts
There were mixed opinions on the density proposed for the site. Some responses indicated that they were happy to see additional density in the community and purpose-built rental units. Several comments cited concerns about increased traffic impacts of the development and on safety for children in the neighbourhood.

The proposed development has a smaller total FAR than the previously approved development proposal on the site. Given the proximity to transit and the walkability and cyclability of the neighbourhood, it is

also anticipated that the development will encourage reduced automobile trips for residents. The added residents to the neighbourhood, and the activation of street edges with ground floor residential units and amenity spaces will also provide more 'eyes on the street' and laneways, making the area safer through more passive surveillance. As part of the development, the laneways and street will also be improved, benefitting surrounding residences.
There were some suggestions to provide more affordable housing within the building and larger units for families as part of the development. The final design of the building and unit mix will be determined at the DP stage.

Designation and Conservation of the Hillhurst Baptist Church
Most comments indicated support for the designation and preservation of the Hillhurst Baptist Church, although some comments indicated that they did not see the value of preserving the building. The Hillhurst Baptist Church is listed on Calgary's Inventory of Evaluated Historic Resources. It is located in a unique position where the diagonal Gladstone Road intersects with 10 Street NW and serves as a community landmark. Preserving this historic piece of the community's built form and enabling greater adaptive re-use of the building will help to activate the terminus of Gladstone Road and ensure that this part of the City's heritage can be enjoyed for generations to come.

An agreement will be completed with the City, detailing the restoration required and elements to be conserved as part of the building's formal heritage designation. Treatment of the residential building's façade and appearance behind the church from 10 Street NW will be resolved at the DP stage.

HCSA LETTER
The Hillhurst Sunnyside Community Association provided a conditional letter of support for the proposal in September 2020, with three Key Recommendations:

1. That direction is added to the Direct Control district bylaw to provide rules aligning with the Mixed Use District (M-U1) rules. The DC should state the required setbacks and stepbacks where the proposed development site shares a property line with M-CG districts adjacent to the parcel.

2. That the City and applicant work together on offsite improvements to mobility, traffic and pedestrian accessibility and safety in consultation with the community. Council is additionally reminded of their wider commitment to the community in 2009 when Hillhurst Sunnyside became the first community to go through Transit Oriented Development planning.

3. That City Council go through First Reading of the proposed bylaw and withhold final approval (Second and Third Readings of the proposed bylaw) until the finalization of community amenities, the above recommendations, commitment to municipal heritage designation for the Church, and that "exemplary building design" is demonstrated to the satisfaction of Calgary Planning Commission at Development Permit stage.

The Direct Control district includes the required setbacks and/or stepbacks for MU-1. The project team is committed to designation and conservation of the Hillhurst Baptist Church as well as the provision of public amenity through streetscape, lane, and public realm improvements on the site. The full HSCA letter is attached to this report.

COMMENT #1

I live on the east side of 10A St. NW., which means the very busy lane runs behind my backyard and I see the demolition of Kensington Manor from my deck. Here is my general impression of the plan for the old church site and some questions.

General comments: Thank you for keeping to six floors. That is much more at scale for the unique features of the community. Thank you for the wood frame building. I hope that supports our Canadian foresters and lumber industries. Thank you for breaking up the massing and formidable frontage so it feels more humane. Thank you for respecting the ARP to the extent you can and asking for much less than the last developer did. Thank you for providing (hopefully) affordable rental housing in an expensive area.

Questions: What will I see when I look north from my house? I don't see a rendering of the view up 10A St looking north. The previous developer had a plan for a massive block of built environment that overpowered the street. What is your vision for the streetscape looking north up 10A? Will the suites be small and designed for utilitarian transition housing until the renter can afford to move out and up in the world? As a community, I have an interest in families moving in, people coming to make our neighbourhood their home for the long term, shopping locally, and taking care of the places they walk through. That requires suites suitable for growing needs as people's lives change over time. With 4FAR, will there still be units that families can rent as long term homes?

COMMENT #2

I am so excited about the new O2 Project on Gladstone Road. I am really happy about seeing the density in our neighbourhood increase.

Looking at the rendering I cannot tell if the ground level units have a place to sit outside and interact with passers by. I really feel that the semi private space outside of a building makes or breaks how the structure interacts with its surroundings. The walkability of this location means that having people out on street level patios help create a strong sense of community.

I really look forward to renderings that show this in more detail.

COMMENT #3

Hoping to provide feedback on the proposed site on Gladstone Road, I am a home owner in Sunnyside.. I am glad the church is going to be kept and I like the green space. I am wondering what the rules are on the height of the building? It would be great to have a shorter building so it does not tower over the rest of the small buildings surrounding it.

COMMENT #4

I like the gladstone development, this looks great and will fit into the community really well.

COMMENT #5

We are writing in strong opposition to the proposed rezoning and development plan on Gladstone Road between 10thand 11th streets.

We are the owners of the historic Thompson Estate property at 416 11thstreet that is located directly behind the proposed development site. As such, we stand to be greatly impacted by this development.

The proposed plan and surrounding commentary speak to the impacts on the Church and Gladstone road but fail to address the drastic impact it will have on the stretch of homes on 11th street and 5th avenue. In your vision, you proposed to shift density away from the commercial end of the property at 10th street in order to preserve the Church and consequently shift the density directly into our area of single family homes. This greatly impacts the nature and heritage of the community.

The proposed six story building imposes itself into the residential area and greatly fragments the character and landscape of its surroundings. It is not a natural fit. The lot does not have a natural front onto 10th street and the commercial area, instead it comes to a finite point on 10th street. The proposed building is fully projecting into the residential community. There is no precedent for this among other developments in the community; it has not been well thought out in terms of its ability to integrate into the surrounding area.

Our home was built in 1910 as the first home on the block. It is featured on the historic walking tour of Hillhurst and Sunnyside (see images below). The home was built by Theodophilus Thompson who was a pioneer developer of this area and worked to design and build many of the homes on 11th street. His vision is preserved in the single family homes on our street as many of his buildings are standing to this day. Both of the brick homes to the north and south of ours have also survived and are well maintained as a historic example of architecture of that era. All of this history will be compromised by your proposed development.

The horse barn on our property pre dates our 1910 home. It is the only remaining original barn in the neighborhood and has been restored and is of historic significance. We hold an easement for our barn onto the very narrow laneway shared with the proposed construction. The lane has very little capacity with poor access that will be overwhelmed by the additional traffic and density that will result from the building.

Of note, I have carbon copied the granddaughter of Theodophilus Thompson, Judy Francoeur, on this email. Her family were the original owners of this block (including your development site) and they lived continuously on 11th street for one hundred years (from 1910-2010). I am in regular contact with her and she remains invested in the integrity of this historic area and is
disappointed by your plans.

We strongly oppose the rezoning of this area to accommodate a six story building. We urge that consideration be given to a step down design of two story townhomes on the western most laneway and that the building be a maximum of four stories in height. This will better enable the building to integrate into the surrounding environment and community.

COMMENT #5 - CONTINUED

Or, if you are committed to preserving the Church, consideration could be given to relocating the church to the western part of the lot. There the Church's profile fits in with the surrounding buildings of the same vintage. Then, you would be able to locate the commercial and high density portion of the development closer to the actual commercial area of 10th street

We are not against you developing this site, but would like you to do so in a responsible manner that reflects the community and respects the character and history of this area. Your current design proposal does not meet this target and must be reconsidered.

COMMENT #6

Briefly, here's the reason for my opposition to project LOCO2020-0122.

What's been envisaged is a sprawling, six-story building to be aggressively shoehorned into a tranquil residential neighbourhood that typically consists of either one- or twostory homes, whose organic, longstanding character the proposed building program would, in fact, fundamentally overturn.

The resulting change would be anything but subtle and nuanced. Just consider the degree of zoning encroachment being pitched, as well as both the style and scope of the proposal, that together will undo all those virtues and features that, currently, make Gladstone Road and its adjacent streets so attractive.

I note the proposal includes an intent to preserve the old blue church that faces 10th Street. I applaud such intent. However, I would add a similar motivation to keep and preserve all of the traditional aspects of Gladstone Road in its current state is shared by a lot of residents, people who'll oppose this project for its intolerable overreach.

As I write, I am within earshot of the tiresome, day-long cacophony generated by several major ongoing building projects around our neighbourhood. The prospect of still another, virtually on my doorstep, is most unwelcome; especially one whose final outcome would prove an aesthetic misfit.

Thank you for your attention in this matter, for both soliciting and considering my perspective.

COMMENT #7

After attending the HSCA meeting, my initial impression of Gladstone development was buoyed that a developer with a mind for the people who live in this community has proposed such a meaningful and well thought out plan for that area. I've lived on 10A Street since 2003 and this development has been especially dreaded for many reasons I won't restate here. I was delighted that this development felt close to our community values.

I paused before submitting my comments to discuss with my neighbours. I took some time to review the O2 website https://www.engagegladstoneroad.com/ and cannot see any reference to the retail/commercial space on the ground floor. Retail creep into the residential area is a major concern for me and my neighbours and specifically the reason I have decided not to support this project.

Moreso, I feel it's misleading not to explicitly and transparently communicate the details of the retail/commercial rezoning on engagegladstoneroad.com and hope that the City of Calgary will restart the public consultation process because of this oversight. This URL is shared broadly across the community - a search of my inbox found 18 instances of it. Trust is an essential part of "making a long-term commitment to the community" (O2 site) and this is a disheartening start to that relationship.

I will welcome further opportunities to participate in this project because the spirit and values of my community are important to me and I hope that developers will also embrace them.

COMMENT #8

I am incredibly disappointed with yet another multi family development being built in the community. The property on 5th Ave between 11 A St and 11 St is also on the market and once sold will not doubt be used for yet more multi family accommodations. The development proposed for the old hospital site on 8th and 14 Street adds many more. When will it come to an end and give some consideration to those of us who live in the neighborhood? I have lived here since 1984 and have seen the character of this neighborhood slowly deteriorate as developers have moved in and torn down character homes to build ugly glass and concrete structures that often do not even look like they belong in the neighborhood. I can appreciate that things change but enough is enough!! All that seems to be considered is how many people can be squeezed into a a small area with little regard as to the impact it will have on residents who already live here. Case in point is the latest development planned for the address at 1110-1126 Gladstone Road NW. When the architects designed this building was any consideration given to the impact it would have on the houses on 11 Street? I think not. Those living on the east side of 11 Street will now have a 6 storey building bordering onto their backyards, eliminating substantial light and impacting privacy. This building should be no higher that 4 storeys on the west side of the development. Please consider the unique area on 11 Street. We have one of the last remaining groups of original homes in the neighborhood. It is not too late to make this project more acceptable to all involved. Reversing the development so it is 4 storeys high on the west side and increasing to 6 on the side facing 10 Street should not be too difficult for the architects involved in this development.

COMMENT #9

Hi there, longterm (17 year) resident on 10A St NW; this development would be at the end of my street to the north. I am quite concerned with the request for rezoning for a number of reasons. It sets a precedent for a 6+ story highrise backing onto residential homes. We lose sun and privacy substantially. I know this because it happened to me (I'm on the west side) without them needing to rezone. It should, at the minimum, so what the St John's building did, which is start at 2 stories for the side adjacent to housing.

I don't know who cares this much about the church? It's been a sports store for years and has no architectural value left. It makes sense to me to incorporate this area and be more careful about precedent -setting. Who is petitioning to keep the church? (no one I've spoken with) If the developer really needs this number of units to be financially viable, then this makes more sense to me than rezoning. Frankly, the "4 sides of engagement" is not a real thing - I live behind the Batistella on 10th. there is no neighborhood engaging in the alley apart from dog walkers dodging racing cars trying to avoid the 10th St jams and some (rather friendly) bottle pickers.

ah... jams...
When have we last done a traffic survey? It can take over 30 minutes to get 2 blocks south on 10th during afternoon rush hour. exactly how many residents is feasible for us to cram into these few square blocks?
I'm ALL for central development but it has to be evidence-informed to keep the quality of life for all residents

lastly, I heard - it's not on the presentation below - that they were requesting rezoning for commercial on the main floor. this means commercial units DEEP into a residential neighborhood. I actually laughed when they wrote "10th St frontage" - there is literally none of that in the drawing.
the commercial units would be almost a block off 10th St, along Gladstone, past where 10A St is, and almost to 11th. That is massively unprecedented. again, all for transit-oriented development and halting the sprawl.

I welcome new neighbors but it has to be done right, to preserve what we all love about our 'hood.

COMMENT #10

I am not in favour of the above proposal, for the following reasons:

What is being proposed is a sprawling, six-story building to be assertively shoe-horned into this nice tranquil residential neighbourhood, where the norm consists of one- and twostory family dwellings, whose innate and longstanding character the proposed building program would, in fact, forever change in fundamental ways. The proposal is anything but subtle and nuanced and is completely out of character for one of Calgary's more unique neighborhoods. Considering the degree of zoning encroachment being pitched, as well as both the style and dimension of the proposal, together with its enormous potential to overturn and undo many special features that make Gladstone Road and adjacent streets attractive to those who live here. I note the proposal includes an intent to preserve the old blue church that faces 10th Street. I applaud such intent! However, I would add a similar motivation to keep and preserve all of the many delightful aspects of Gladstone Road in its current state will move many of the residents here to oppose LOCO2020-0122. Certainly, I am not in favour of it, for the reasons I listed. Thank you for your attention in this matter, for taking my perspective into consideration.

COMMENT #11

I am writing in support of (names removed) and their objection to the plans put forward regarding the redevelopment of Gladstone Road.

As mentioned by (name removed), my grandfather Theophilus Thompson, built 8 homes on 11th street in 1910, at this time, only four homes remain. He also owned the property on the east side of the alley where two more homes were built. The original homestead was on Gladstone Road at the corner of 11th St. The carriage house was built further down 11th St. as the plan was for the family to move to a larger house in the future. At one time, all of the Thompson family lived in houses built by their father on the street.

I spent my childhood on 11th Street. As you can imagine, it was a wonderful place to grow up in the 40s and 50s. We had Riley park to the north and the Bow river to the south. The east side of 11th was always well kept, first by the family of Theo Thompson as they married and had their own homes there, and afterwards, by people who appreciated the area. As a youngster growing up, I saw the west side of 11th become rather run down but then brought back to life again by people who wanted to live in this wonderful area of the city.

In my 77 years I have seen many changes to our beautiful city. Over the years, so many wonderful old buildings and homes have been demolished, replaced with new and shiny. This of course is progress but surely not at the cost of the few historic areas still being lovingly cared for by this next generation. Over the years members of my family have lived on 11th street for 100 years and I was so pleased to connect with (name removed) and find out that the love and care our family had for the street is alive and well. Hillhurst is a gem in the north west quadrant of the city. So much care has been given to keep it that way over the years and to preserve its character. I have seen the plans for the new development and would like to add my opposition to the height of the it. I feel respect has to be shown to the folks who have bought these old homes, for a very hefty price as you know, and not erect a solid six story wall directly across the very narrow alley from the homes they are lovingly looking after as part of our city's history. Surely some thought can be given to this development and changes made in height and possibly the placement of the building on the lot.

As a third generation Calgarian whose grandfather was involved in the settling of Hillhurst, I would appreciate any help you can give these young people who are trying to preserve this wonderful part of town.

COMMENT #12

We would like to provide commentary and opposition to the proposed development plan on Gladstone Road between 10th and 11th street NW.

As residents of Hillhurst, we are proponents of responsible development and rezoning of the urban neighbourhood that respects and reflects the history of the community. We are actively engaged in the long-term vision of this community, as I currently serve as Secretary of the Board of the Hillhurst & Sunnyside Community Association.

Unfortunately, this proposed project is neither both. There has been no consideration to the impact to the heritage homes on 11th Street NW. We oppose the rezoning of this area to accommodate a six story building. We urge that consideration be given to a step down design of two story townhomes on the western most laneway and that the building height be adjusted to ensure the structure can integrate into the surrounding environment and community - which is marked by its unique character found nowhere else within the city of Calgary.

A consideration to the impact of increased density in the area and the resulting traffic flow and service disruption does not appear to have been addressed in the project proposal, making it difficult to fully understand the scope. We are concerned about the proposed increase in commercial space when there are many vacant spaces and abandoned leases within existing infrastructure. Empty retail or commercial spaces are of no benefit to the community and have impact to the overall community economic outlook.

The proposal must be reconsidered to address the issues and concerns of residents and ensure sustainable development that respects the character and history of the area. We look forward to the new design proposal once these considerations have been met.

COMMENT #13

I am not in favour of the above proposal, for the reasons listed below.

What is being envisaged is a sprawling, six-story building to be assertively shoe-horned into this nice tranquil residential neighbourhood, where the norm consists of one- and two-story family dwellings, whose innate and longstanding character the proposed building program would, in fact, forever change in fundamental ways. For, what is being proposed is anything but subtle and nuanced: Considering the degree of zoning encroachment being pitched, as well as both the style and dimension of the proposal, together with its enormous potential to overturn and undo many special features that make Gladstone Road and adjacent streets attractive to those who live here. I note the proposal includes an intent to preserve the old blue church that faces 10th Street. I applaud such intent! However,
I would add a similar motivation to keep and preserve all of the many delightful aspects of Gladstone Road in its current state will move many of the residents here to oppose LOCO2020-0122. Certainly, I am not in favour of it, for the reasons I listed. Thank you for your attention in this matter, for taking my perspective into consideration.

COMMENT #14

I am not in favour of the above proposal.

I am a resident of Gladstone court on the corner of 11 ST NW and Gladstone Rd NW. I have lived here for 10 years. My main reason for buying in this area was to enjoy the benefits of a quiet residential street while still being in proximity to commercial buildings and transit access. I am deeply concerned with the request for rezoning to accommodate this project as I believe it would change these very characteristics residents desire and I am not in favour of it for the following reasons.

It would set a precedent for 6+ story highrise backing onto and overlooking residential homes and placed deeper into the residential community instead of where they belong, out on the main streets. This will affect the privacy of our units, particularly our upper deck areas which this project would clearly be able to see onto. I understand the need to reuse this area in creating new homes, however, other projects such as St. John's were able to find a balance and had low rise to abute the community.

The plans do not show this but they are requesting to rezone for commercial use on the main floor. This would bring commercial DEEP into the residential neighbourhood. I strongly oppose this as this would increase traffic on this historic residential street even more than has already occurred with recent changes along 5th Ave. NW. There are children in this neighbourhood, people walking their dogs and elderly walking in this area and to increase traffic would be detrimental. Traffic already ignores stop signs and speeds down this road when they are redirected from 5th Ave. NW. I can't imagine the increase once they want to open "4 sides of engagement". If residents had wanted to live on a commercial and heavily used road they would have settled elsewhere. To this point, when was the last traffic survey done in this area? I applaud councillor Druh Farrell's proposal to lower speed limits in residential areas. It is desperately needed along Gladstone Rd for the residents and numerous community residents that use this street on a daily basis. I do not believe that commercial property should be in the middle of a residential area such as is proposed, similar to the buildings that exist along 10th Street NW while there is commercial zoning less than a block away.

There are infrastructure problems already that only increase with each new project, I have gone from having reliable internet service to having interference up to 4 times a day every day, not to mention the continued power outages we experience.

While I appreciate the development's consideration of the church I am more concerned about the precedence this building would set with respect to height, commercial, and increased traffic flow for this unique downtown community. Perhaps a physical structure is not needed to commemorate the church? St. John's was the site of a church and I think they very thoughtfully and affectively dealt with residents concerns and acknowledgment of history. It may also be of interest that Gladstone Rd. NW is the only diagonal road in the community as it was part of an indigenous trail and has kept a name instead of being changed to the grid system, something that would lose its uniqueness if this project is allowed to open up their 4 sides of engagement.

Development is needed in a growing city and reuse of inner city space is certainly a more environmental approach, but it needs to be done while preserving what the residents love about their neighbourhood.

COMMENT #15

My comments here are as an individual representing the thoughts of several neighbours along Gladstone Rd NW. The HSCA Planning Committee has a formal letter coming your way next week.

This application's intrusion into the residential neighbourhood is renewing feelings about the long-promised and recently cancelled mobility study under the ARP. The mood among many residents is that with each redevelopment under the ARP:

- Traffic volume increases
- Our streets become less safe for kids in the area
- Little to nothing is done to offset these externalities

While potentially unfair to Westrich, this project may become a lightning rod for the cumulative effects of several developments with few changes to mobility in Hillhurst. Defaulting to mobility planning done decades ago no longer seems to fit.

That being said, there's a cost-effective proposal I'd like the City and Applicant to consider, even in lieu of resources for a TIA, that may be a huge opportunity for support and public benefit: The expansion of East Gladstone park and partial closure of Gladstone Rd NW to vehicles. There is precedent for this mobility change both in Hillhurst and elsewhere in the City. Some attachments to consider:

1. Precedent in Sunalta from the closure of five streets to form a large, neighbourhooddefining park.
2. Proposed expansion of East Gladstone Park; close enough to the applicant site to be considered a highly relevant off-site improvement.
    1. Bonus: Could the applicant fund the park expansion from the increased value of the project generated by this large public space?
3. A,B, and C: A sampling of different implementations of the envisioned street closure. If budgets are tight, an initial deployment with concrete K-rails, planters, and a picnic table could be accomplished for a fraction of even a mobility study. The total budget could be in an order often associated with tactical urbanism initiatives, so under $5000. Executing this during the application process would garner much community support (something I can personally commit to rallying).

While all of our time is limited this year, I'm happy to help make this project succeed with mutual benefits to both the applicant and the community.

COMMENT #16

Thank you for allowing community input. I think this would greatly enhance this area. I am excited to hear that there would be a new high-quality and affordable rental property in the heart of Kensington for those of us not considering buying condos and to enjoy this area. I am highly in favor of this project and hope to live there myself. The building and green space proposal plans look lovely - thank you!

COMMENT #17

Please do not rezone the said street and please do not build ‘aesthetic misfits’ in our refined neighbourhood. Having lived here for 32 years for the convenience of retail on 10th Street and 14th Street, I polled residents who agree we do not need retail inside the boundaries of our family focused ‘hood’. Nor do we need any more through traffic on Gladstone Road. Nor do we need a structure size that fits best on 10th St N.W. So if we do not need this, whose needs are being met when deciding to approve the structure? That really Needs to be the question.

COMMENT #18

I would like to echo (names removed)’s statements. I live at 323 10A Street NW and own a communications company, PARKER Public Relations located on Kensington Road and 10A Street. My company represents the Kensington BRZ (Business Revitalization Zone - home to over 280 businesses) the Inglewood BIA (home to 280 businesses approx.) as well as multiple organizations in Calgary. I am also the Board Chair for Hillhurst Community School.
I believe the City council made a mistake when they approved the previous development and they will make another mistake if this building goes up. Approving this development without any consideration for our families will send the message that developers trump families; that the political process does not work because our electedofficials ultimately will decide what is best for us. From a PR perspective, I know this is not what you want.
To be clear, I am not opposed to development of the site - I am opposed to this proposed development plan. Keeping the church as a historical building in the community is complete nonsense. It is not a church. This is a ploy being done to maximize the profit of the developer, at the expense of the living heritage found in the neighbourhood. I recognize the benefits that density brings in terms of reduced environment footprint and good use of existing resources (roads, sewers, utilities, public transportation).

COMMENT #19

I would like to echo (name removed)’s statements here. We live at 418 and we also own 422, both homes built by Theophilus Thompson. The 6 storey wall would encroach right to the back of our homes, with only a laneway of space separating us from the building. Likewise, the 6 stories will be right next to the two remaining homes at the end of Gladstone.
We are not opposed to development of the site, and recognize the benefits that density brings in terms of reduced environment footprint and good use of existing resources (roads, sewers, utilities, public transportation). However, keeping the church as a historical building in the community - a church whose congregation is gone, whose interior was gutted (no organ, no pews, no pulpit) - is being done to maximize the profit of the developer, at the expense of the living heritage found on 11 Street.
Even though the city council approved the previous development, it is possible for council to have made a mistake, and to make a mistake again. Once this building goes up, the impact is final. One of the aspects that make Hillhurst unique is the high concentration of families with children. This adds to the energy and vibe of the neighbourhood. As an example to our own children living at 418 and 416, I would like to say “we do have a voice”. Approving this development without any consideration for our families will send the wrong message: that developers trump families; that the political process does not work because our elected officials ultimately will decide what is best for us.

Willow Valley Developments

1767 1st Ave NW Calgary, AB T2N 0B2

glenn@wvdevelopments.ca ph: 403-869-8610 fax:403-454-9457

April 12, 2021

To Whom It May Concern

Re: Development of 5 storey building @ 1130/1132 Gladstone Road NW Calgary

This letter is to confirm that there is a plan underway to build a 5 storey building on the site at 1130 / 1132 Gladstone Road.

The intention is for the building height to be slightly below 16 m and for the Floor Area Ratio to be approximately 2.5.

The building is intended to step back progressively from the alley side (north west) property line each floor starting above the second floor with each floor above that having a smaller footprint than the one below it. It is also intended to have privacy walls and plantings on the balconies facing the alley. These setbacks and privacy walls are intended to respect the privacy and massing of the single family homes across the alley.

I am the owner of the property at 1130 / 1132 Gladstone Road NW.

Sincerely,

Glenn Wierzba
Willow Valley Developments
403-869-8610

September 29, 2020

Emailed to: matt.rockley@calgary.ca

RE: LOC2020-0122 | 1110-1126 Gladstone Road NW | Land Use and ARP Amendment Application

Dear Mr. Matt Rockley,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above proposed Land Use Redesignation and amendment to the Hillhurst Sunnyside Area Redevelopment Plan (ARP).

The Land Use Amendment proposal represents a departure from the 2009 ARP. This site was originally allocated a maximum 26 metre height on the east side and a maximum 16 metre height on the west side, closer to the lower-density historic homes and multi-residential buildings.

We note in the ARP that the "***maximum densities…are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0***" of the ARP. The Applicant informed us that the Development Permit application is expected in a staggered timeline so that the design of the building and site layout can be evaluated with the Land Use Amendment.

Comments

We have provided comments based on the vision laid out in the Hillhurst Sunnyside ARP and public consultations leading to its 2009 approval. We would further wish to see deeper clarity on increased benefits delivered to the current and future residents of the community and assurances that the proposed Land Use Amendment and Direct Control district policy accurately reflects the future development plans. Our three recommendations to City Administration and City Council are listed on the final page.

1. Built Form

- HSCA was copied on a number of emails from community members that supported the project proposal and from neighbours in opposition to the application. **We believe that a balance must be struck when evaluating the proposal against the intention of the ARP.**
- We have provided additional historical context with regards to the proposed protection/ designation of the former Hillhurst Baptist Church as a Municipal Historic Resource below.
- Initial renderings were provided by the applicant on their project website, showing a six-storey building with two interior courtyards, set in on the south side of the triangular-shaped parcel.
    - The concept drawings appear quite monolithic; a podium and stepbacks would be an effective way to help minimize the building massing at street level. At-grade patios and

entryways would further integrate the large building with the human scale of our turn-of-the century, pedestrian-oriented community.
    - We are unclear about the distribution in density and Floor Area Ratio, where the eastern part of the site already has an FAR of 5.0 and how the density would be shifted if the Church were to be included in the comprehensive development of the site.
    - It is unclear how the applicant will demonstrate a softer interface between the Church building and the larger building when viewed from 10th Street.
- Because the application represents a greater height that is shifted across the entirety of the site, we expect that the applicant demonstrate sensitivity to neighbours through an appropriate interface at the north alley side, towards 11th Street and on the west side of the block with the two remnant parcels that are not a part of the development site.
    - We request wording added to the Direct Control district rules to push the building massing inward at the upper floors, as would be consistent in the Land Use Bylaw for the proposed Mixed Use 1 district (M-U1), where property lines abutting the lower density Multi-Residential Contextual Grade Oriented (M-CG) districts immediately to the west, north and south are to be set back and tiered back as appropriate.
    - In keeping with the General Rules for Mixed Use Land Use Districts (Bylaw 20P2017), the *street wall* definition under the Municipal Development Plan is defined as a 1:1 or 1:2 ratio of building height to road right-of-way to comfortably enclose the street on the podium level. In this case, the south building frontage on Gladstone Road should measure approximately 11 metres, curb to curb.
    - There is a strong preference from neighbours and HSPC to further step down the building closer to the interior residential part of the community. Community members cited the positive precedent set by the St. John's Condo building built in 2011, which is 8 storeys facing 10th Street and steps down to 4 storeys and further broken down to 2-3 storeys along 10A Street. Careful consideration was given to the interface between the larger building and the existing fabric of smaller scale single-family and multi-residential homes.
    - While development on the south side of 5th Avenue can reach a maximum 16m height closer to 10th Street under the ARP, sensitive redevelopment is still an important aspect to consider for current neighbours.
    - A shadow study would help evaluate the building's impact on adjacent neighbours.
- At Development Permit stage, consider *crime prevention through environmental design*/CPTED principles, such as lighting or added "eyes" on the ground floor to increase safety for pedestrians including residents, employees and visitors along Gladstone Road, the alley, and a more active 10th Street frontage.

2. Heritage Designation and Impacts to Existing Community

- Built in 1907, the formerly named Morleyville Road Baptist Church was once a hub in the community; the building has changed to various other well-used commercial uses over the years. We feel that the designation and protection of this building is a very encouraging aspect of the application that would add to the eclectic mix of heritage homes, apartments, condos, and newer mixed-use buildings of contextually appropriate sizes in the community.
    - Not enough information was provided regarding the Church building, including the future commercial uses and how it will be renovated/restored.
    - Not enough information was provided on the activation of the public realm fronting 10th Street as a major pedestrian corridor.

- Hillhurst Sunnyside is one of Calgary's first suburbs north of the Bow River. This block was originally developed by Theodophilus Thompson, a plasterer in the 1910s. A few of those modest original homes still exist today serving as well-maintained examples of the architecture of the era, including the Thompson home at 416 11th Street NW and the two brick houses on either side.
    - Section 3.1.2 of the ARP envisions higher densities on the Main Streets; for this block, the western end was allocated a 16m or 4-storeys height limit. The heritage designation for the Church is a rare opportunity, but also an inequitable compromise, where Main Street style development directly borders the smaller scale residences off 11th Street.
- There is an opportunity to commemorate some of the most historically significant streets in Calgary: (1) **Gladstone Road** was originally an Indigenous trail that now traverses the heart of the community (2) the original name for 10th Street was **Morleyville Road**, which led to Morleyville, the oldest pioneer settlement in Southern Alberta and Treaty 7 territories.

3. Social Considerations

- The applicant indicated that this would be an approximately 140-unit apartment building. Most of the condos built to date have been catered to higher income single and dual incomes. We would like to see a greater housing mix as to encourage more family housing, such as a mix of 2- and 3- bedroom condo units; no information was provided on the number of three-bedroom, or family-oriented units.
    - Please note that the ARP strongly encourages family focused developments, as this supports our schools and co-habitation is the most effective means of densification.
- The HSPC supports the proposed purpose-built rental building. While several new apartment buildings have been built during the current recession, the rental rates on these newer rental buildings seem to cater to exclusively to higher incomes.
    - The ARP encourages affordable housing. Hillhurst and Sunnyside has always been a welcoming mixed-income community. We ask that the developer consider allocating "affordable" units to continue to support our proudly diverse community. This would keep with the history of the Church as a community hub, originally built by volunteers from the congregation.

4. Mobility

- This development will add significant density to the site near the Sunnyside LRT Station; more new neighbours will help support a healthy, vibrant shopping and commercial district.
- With the Graywood *Theodore* site at 427 10th Street (114 units + retail/commercial space) site now under construction and the current proposed Westrich site (140 units) redevelopment in progress to bookend the east side of Gladstone Road, we felt that this is an opportune time to request commitments from the City to improve mobility and safety. We recognize the City's challenges due to Covid-19 and believe it would be a missed opportunity if we do not advocate now. We remind City Administration and Council where ARP Section 4.3.8 states:

    "***Traffic management opportunities including, but not limited to, traffic optimization, access management, and traffic calming will be pursued as a part of the review of new developments within the TOD area***."
- We believe that traffic is the #1 source of contention. Gladstone is a very well-used multi-modal transportation corridor and the only east/west connector between 10th and 14th Streets, other than 5th Avenue and Kensington Road, which is already closed to automobile traffic. Traffic already moves through the residential part of the community to avoid 10th Street and to be able to access

the businesses on 10th and 14th Streets. Further, cut-through traffic from Kensington Road eastbound and 14th Street northbound will travel along Gladstone Road to access this site.

- The ARP indicates that "***Upon completion of six significant redevelopments in the [TOD] study area, The City shall prepare a Mobility Assessment & Plan (MAP) in consultation with the Community Association to review the transportation impacts of the intensified land use on adjacent roadways, as well as pedestrian, bicycle and transit connections***" (Section 4.3.8).
    - Six major residential projects were completed in 2017. A traffic study was approved by City Council in December 2018 and cancelled in June 2019 due to the constraints of a fiscally-challenged economy. We ask that Council keep its promises to the community and commission the Mobility Study.

5. Parking

- This is an excellent opportunity to create a truly Transit Oriented Development due to its location and proximity to the Sunnyside LRT station and city's Primary Transit Network.
    - Car-sharing and secure bicycle parking is encouraged to reduce automobile traffic so that excess parking does not spill into the community and to help contribute to a more climate-resilient Calgary.
    - The applicant indicated that there will be a 1:1 parking to unit ratio. We note that parking stalls in the proposed M-U1 district can be relaxed and allow for a .75 stall per residential unit ratio. A combination of alternative transportation and local amenities can help reduce the need for automobile ownership and mitigate the impacts of more vehicles in a densifying neighbourhood.
- We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance:
    - **"*Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions*" (Section 3.4.3)**.

6. Public Benefits

- This proposal's notable intrusion into a lower density residential neighbourhood should be paired with equally notable improvements to the public realm, both on- and off-site.
- Bylaws 19P2015, 27P2012, and 86P2018 state that applications exceeding the base density may contribute to the Hillhurst Sunnyside Community Amenity Fund (HSCAF) or an Urban Design Improvement. It is not unusual for applicants to contribute funding to both.
    - At the time of writing, the Community Amenity Fund contribution is set at $18.14 per square metre over the base density; recognized in the 2014 City/Coriolis report to be a lower rate than other areas experiencing significant redevelopment; HSPC wishes to see an equitable benefit for a community going through major intensification and change.
- There have been longstanding concerns and discussions around an expanded public realm and streetscape improvements along Gladstone Road. Past ideas for consideration include:
    - Limiting traffic to one-way only along sections of Gladstone Road
    - Implementation of a traffic calmed "shared street"
    - Closure of sections of Gladstone to vehicle traffic
- The applicant is encouraged to make other improvements to the general area, such as to the laneway, Gladstone Road, and the streetscape/public realm in consultation with the community.
- HSCA requests that the developer consider all opportunities for recycling and re-purposing any elements of buildings that will be razed to make room for this proposal.

- We would ask that the developer consider an HSCA membership package for the future building tenants. We encourage all new residents to become engaged in community life.

7. Community Engagement

- The applicant presented to the HSPC at our outdoor meeting on August 11, 2020. The meeting was well-attended by members and a handful of neighbours (about 18 people). We appreciate being informed early in the process and hearing the developer's vision for the site prior to finalization of any plans and so we may inform and encourage community members to get involved in the planning process.
- There was general support expressed at the Applicant's initial presentation. Comments were received regarding the preservation of the former Hillhurst Baptist Church building and the current applicant's direction to reduce the height on the eastern parcel. Through the engagement process, we understand that concerns were raised from adjacent neighbours about the proposal. We have endeavoured to offer a balanced application review through this letter.
- Due to COVID-19, an open house was not conducted, however information was sent electronically, and the applicant has an online platform to collect comments. Despite this reduced public engagement, we have received a notable volume of letters. Affected neighbours have organized and provided independent letters to the City and applicant.

Key Recommendations

As current, the application increases the ARP height/density on the west side of the site from 16m to 20m and from 2.5 to 4.0 FAR. We have concerns that any changes to the ARP though this application will and could carry forward to a different developer/applicant, should the current 2020 application lapse. For example, the 2018 ARP amendment from a previous developer had successfully increased the allowable height from 26m to 32m on the east side of the block; this previous developer has since released their interest in developing the site.

Hillhurst Sunnyside has been partner to the City of Calgary's long-term vision to intensify within established areas, welcome new neighbours and increase housing within the inner city. In our experience, redevelopment has not been commensurate with public improvements. Our key recommendations are reiterated as follows:

1. That direction is added to the Direct Control district bylaw to provide rules aligning with the Mixed Use District (M-U1) rules. The DC should state the required setbacks and stepbacks where the proposed development site shares a property line with M-CG districts adjacent to the parcel.
2. That the City and applicant work together on offsite improvements to mobility, traffic and pedestrian accessibility and safety in consultation with the community. Council is additionally reminded of their wider commitment to the community in 2009 when Hillhurst Sunnyside became the first community to go through Transit Oriented Development planning.
3. That City Council go through First Reading of the proposed bylaw and withhold final approval (Second and Third Readings of the proposed bylaw) until the finalization of community amenities, the above recommendations, commitment to municipal heritage designation for the Church, and that "exemplary building design" is demonstrated to the satisfaction of Calgary Planning Commission at Development Permit stage.

Please keep us updated as this important application progresses. The HSCA would like to be involved in the review of this project. We will comment further once the Development Permit is submitted. Please contact the undersigned should there be any questions or clarifications.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Barb Gosling, Chris Andrew, Daria McDonald, Decker Butzner, Lorna Cordeiro, Mark Beckman, Tao Jiang, Tom Dvorak, Project Subcommittee Members, Hillhurst Sunnyside Planning Committee
Hayley Richards, Director at Large, Hillhurst Sunnyside Community Association
Lisa Chong, Community Planning & Engagement Coordinator, HSCA
Sarah Lumley & Brian Horton, O2 Planning + Design, Applicant/Developer's Representatives
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
City of Calgary Circulation Control

MAY 12, 2021 HSCA MEETING SUMMARY

The project team met with HSCA's Planning Committee on May 12, 2021. A presentation was provided to give an update on the land use application (no change) and changes to the Development Permit application. Following the discussion, the project team was available to answer questions.

The main changes to the DP that were presented included:

- Stepback of the 6th floor from the lane to align with M-U1 contextual regulations
- Setbacks from the lanes to ensure adaquate widening
- Stepback relaxation from adjacent property on Gladstone Rd (with letter of support)

DISCUSSION HIGHLIGHTS

Q. How is the project team addressing the existing narrow lanes on the north and west side and the utilities there?

A. The utilities will be relocated underground. Lanes will be widened to 6.1 metres. The building has been setback to accomodate this lane widening.

Q. The proposed development on the neighbour property on Gladstone Rd will not be feasible if the lane is widened.

A. The neighbouring application has not been submitted yet, and these issues will be resolved with the City at the land use and DP stages for that development.

Q. The church building requires urgent repairs. When will these be completed?

A. The church restoration will take place at the same time as the development, in the fall.

Q. What is the plan for the use of the church?

A. Currently working with a non-profit with intent to donate the building for pre-school and family centre (2 levels, 4000 SQFT)

Q. This area has the greatest density of 1900s heritage homes. What is being done to preserve or respond to this heritage. Concerned about the monolithic building face on the west side. This does not feel much different than the original plan. Wanted to see stepdown of development to 2-3 storey townhomes like in St Johns.

A. Since the original DP application, efforts have been made to further reduce impact on the north and west, including stepping back the 6th floor. Brick material was selected for some of the exterior to tie into heritage character of the area. Main efforts have gone towards retaining the heritage character of the church as a community amenity. This a required innovative design approach to make a feasible development on a complex site while retaining the church.

Q. Who is responsible for retaining the church once it is donated?

A. The municipal heritage designation will be tied to the title, so this will be the responsibility of whomever owns the property. Whether the land is leased or granted to the non-profit has not been decided yet, but the organization has provided a 15 year business plan to ensure long-term viability.

Q. Who are you working with at the City on the defining the defining heritage characteristics of the church?

A. Erin Van Wicke from the City heritage.

Q. Who pays for burying utilities? Should also verify that this is even possible (some challenges with burying utilities at other sites).

A. This is generally the responsibility of the developer.

Q. Is there underground parking? What is the parking rate?

A. Yes, there is 0.7 spaces per unit located underground with access off of the rear lane. (Consistent with City TOD policies).

Comment:
The graphics should better represent the existing surrounding conditions of the site and the existing lane width on the west side.

Comment: Disappointed that the prior feedback about narrowing/traffic calming Gladstone Road was not addressed.

Response: The City will be undergoing future utilities work and could investigate narrowing the road at that time.

November 20, 2020

Emailed to: matt.rockley@calgary.ca

RE: DP2020-6663 | 1110-1126 Gladstone Road NW | DP Amendment Application

Dear Mr. Matt Rockley,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above proposed DP and associated Land Use Redesignation (LOC2020-0122) and amendment to the Hillhurst Sunnyside Area Redevelopment Plan (ARP).

The Land Use Amendment proposal represents a departure from the 2009 ARP. This site was originally allocated a maximum 26 metre height on the east side and a maximum 16 metre height on the west side, closer to the lower-density historic homes and multi-residential buildings.

We note in the ARP that the "***maximum densities…are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0***" of the ARP. The Applicant informed us that the Development Permit application was submitted in a staggered timeline so that the design of the building and site layout can be evaluated with the Land Use Amendment.

Comments

We have provided comments based on the vision laid out in the Hillhurst Sunnyside ARP and public consultations leading to its 2009 approval. We would further wish to see deeper clarity on increased benefits delivered to the current and future residents of the community and assurances that the proposed Land Use Amendment and Direct Control district policy accurately reflects the future development plans. **Our recommendations to City Administration and City Council are listed on the final page.**

1. Built Form

- **Residents on 11th Street NW are not supportive of the design for the west side of the site due to the height and lack of setbacks. This is reflected in our final recommendations.**
- HSCA was copied on several emails from community members that supported the project proposal and from neighbours in opposition to the application. **We believe that residents concerns need to be considered when evaluating the proposal against the intention of the ARP.**
- We have provided additional historical context with regards to the proposed protection/ designation of the former Hillhurst Baptist Church as a Municipal Historic Resource below.
- Initial renderings were provided by the applicant on their project website, showing a six-storey building with two interior courtyards, set in on the south side of the triangular-shaped parcel.

  - The concept drawings appear quite monolithic; a podium and stepbacks would be an effective way to help minimize the building massing at street level. At-grade patios and entryways would further integrate the large building with the human scale of our turn-of-the century, pedestrian-oriented community.
  - We are unclear about the distribution in density and Floor Area Ratio, where the eastern part of the site already has an FAR of 5.0 and how the density would be shifted if the Church were to be included in the comprehensive development of the site.
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- Because the application represents a greater height that is shifted across the entirety of the site, we expect that the applicant demonstrate sensitivity to neighbours through an appropriate interface at the north alley side, towards 11th Street and on the west side of the block with the two remnant parcels that are not a part of the development site.
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- At Development Permit stage, consider *crime prevention through environmental design*/CPTED principles, such as lighting or added "eyes" on the ground floor to increase safety for pedestrians including residents, employees and visitors along Gladstone Road, the alley, and a more active 10th Street frontage.

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3. Social Considerations

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  - **Family Co-habitation is the most effective method to increase density, this requires 2 and 3 bedroom units to be included in the design.**
  - Please note that the ARP strongly encourages family focused developments, as this supports our schools and co-habitation is the most effective means of densification.
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- We believe that traffic a major source of contention. Gladstone is a very well-used multi-modal transportation corridor and the only east/west connector between 10th and 14th Streets, other than 5th Avenue and Kensington Road, which is already closed to automobile traffic. Traffic already moves through the residential part of the community to avoid 10th Street and to be able to access the businesses on 10th and 14th Streets. Further, cut-through traffic from Kensington Road eastbound and 14th Street northbound will travel along Gladstone Road to access this site.
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5. Parking

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6. Public Benefits

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- Bylaws 19P2015, 27P2012, and 86P2018 state that applications exceeding the base density may contribute to the Hillhurst Sunnyside Community Amenity Fund (HSCAF) or an Urban Design Improvement. It is not unusual for applicants to contribute funding to both.
    - At the time of writing, the Community Amenity Fund contribution is set at $18.14 per square metre over the base density; recognized in the 2014 City/Coriolis report to be a lower rate than other areas experiencing significant redevelopment; HSPC wishes to see an equitable benefit for a community going through major intensification and change.
- There have been longstanding concerns and discussions around an expanded public realm and streetscape improvements along Gladstone Road. Past ideas for consideration include:
    - Limiting traffic to one-way only along sections of Gladstone Road
    - Implementation of a traffic calmed "shared street"
    - Closure of sections of Gladstone to vehicle traffic

- The applicant is encouraged to make other improvements to the general area, such as to the laneway, Gladstone Road, and the streetscape/public realm in consultation with the community.
- HSCA requests that the developer consider all opportunities for recycling and re-purposing any elements of buildings that will be razed to make room for this proposal.
- We would ask that the developer consider an HSCA membership package for the future building tenants. We encourage all new residents to become engaged in community life.

7. Community Engagement

- The applicant presented to the HSPC at our outdoor meeting on August 11, 2020. The meeting was well-attended by members and a handful of neighbours (about 18 people). We appreciate being informed early in the process and hearing the developer's vision for the site prior to finalization of any plans and so we may inform and encourage community members to get involved in the planning process.
- There was a subsequent engagement with the most-affected neighbours and HSCA on Nov. 10th
- Through the engagement process, we understand that concerns were raised from adjacent neighbours about the proposal. We have endeavoured to offer a balanced application review through this letter but recognize that not all neighbours are affected equally.
- There was general support expressed at the Applicant's initial presentation. Comments were received regarding the preservation of the former Hillhurst Baptist Church building and the current applicant's direction to reduce the height on the eastern parcel. Due to COVID-19, an open house was not conducted, however information was sent electronically, and the applicant has an online platform to collect comments. Despite this reduced public engagement, we have received a notable volume of letters. Affected neighbours have organized and provided independent letters to the City and applicant.

Key Recommendations

As current, the application increases the ARP height/density on the west side of the site from 16m to 20m and from 2.5 to 4.0 FAR. We have concerns that any changes to the ARP though this application will and could carry forward to a different developer/applicant, should the current 2020 application lapse. For example, the 2018 ARP amendment from a previous developer had successfully increased the allowable height from 26m to 32m on the east side of the block; this previous developer has since released their interest in developing the site.

Hillhurst Sunnyside has been partner to the City of Calgary's long-term vision to intensify within established areas, welcome new neighbours and increase housing within the inner city. In our experience, redevelopment has not been commensurate with public improvements. Our key recommendations are reiterated as follows:

1. Setbacks to be included, as envisioned in the ARP for this situation, in the final design to account for the low-density heritage homes on 11 St NW
2. That direction is added to the Direct Control district bylaw to provide rules aligning with the Mixed Use District (M-U1) rules. The DC should state the required setbacks and stepbacks where the proposed development site shares a property line with M-CG districts adjacent to the parcel.
3. That the City and applicant work together on offsite improvements to mobility, traffic and pedestrian accessibility and safety in consultation with the community. Council is additionally reminded of their wider commitment to the community in 2009 when Hillhurst Sunnyside became the first community to go through Transit Oriented Development planning.

4. That City Council go through First Reading of the proposed bylaw and withhold final approval (Second and Third Readings of the proposed bylaw) until the finalization of community amenities, the above three recommendations, commitment to municipal heritage designation/restoration for the Church, and that "exemplary building design" is demonstrated to the satisfaction of Calgary Planning Commission at Development Permit stage.

Please keep us updated as this important application progresses. The HSCA would like to be involved in the review of this project. Please contact the undersigned should there be any questions or clarifications.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Elicia Cantafio, Chair, Hillhurst Sunnyside Planning Committee, HSCA
Ben van den Berg, Daria MacDonald, Decker Butzner, Lorna Cordeiro, Mark Beckman, Robert McKercher, Tom Dvorak, HSPC Project Subcommittee Members
Lisa Chong, Community Planning & Engagement Coordinator, HSCA
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
City of Calgary Circulation Control

Appendix I: Addendum Comments

May 31, 2021

RE: Updated Comments on Amended Plans

Dear Mr. Evan Goldstrom,

The Hillhurst Sunnyside Planning Committee and community members would like to offer our thanks to you and the Applicant's group for your time and providing updates on **DP2020-6663** at the May 12, 2021, virtual community association meeting. We have summarized the HSPC and neighbours' comments below:

General

- There appears to be very few modifications from the original design and as such, does not address the DTR and Planning Committee suggestions regarding step downs and setbacks, softening the interface, 2-3 storey townhome design at the laneway, set back from Gladstone Road, etc.
    - The modification of a setback on the 6th floor does not keep with the suggestions from the City DTR and HSPC's letter. This is insufficient in terms of developing a building that is keeping in line with the village-feel and human-scale of the community.
    - The setback has to occur at 12m; the plans show it occurring at 15m.
    - The interface between the building and low lying residential needs to be softened as per the City's DTR and the HSPC's suggestions. As suggested, townhouses or live/work can be accommodated as is precedent at the Kensington building on 10th Street and 2nd Avenue.
- The original ARP and the prior application and ARP amendment only included a maximum height of 16 metres (or 4-5 storeys) and a FAR of 2.5
    - While the current application proposes a blended height and FAR, it is important to understand that the ARP went through a careful 3-year review from 2006-2009 which weighed the potential impacts of Transit Oriented Development.
    - Significant community consultations resulted in the current ARP maximums to ensure sensitive transition from the community Main Streets to the lower density residences to the west. This context has not been demonstrated with the current proposed development.

Hillhurst Baptist Church Building

- The current state of the former LifeSport/Hillhurst Baptist Church has been neglected as the building has been deteriorating for some time, even before Land Use interests began in 2018.
    - Some of the Character Defining Elements that have were defined in the Statement of Significance on the Inventory of Evaluated Historic Resources have been in disrepair and particularly where the eaves and landscaping have impacted the exterior cladding.
    - We have reached out to City of Calgary Heritage Planning for more information and learned the Land Use Application is tied to a designation agreement being executed.

  - We would like to reiterate Recommendation #4 in our first letter, which describes the process on the prior Land Use Designation (LOC2018-0114) to ensure that restoration and historic resource designation must occur for the application to receive full Council approval.
  - More detail is needed to articulate the Heritage Values ascribed to the site: Style, Landmark and Symbolic.
- We welcome the proposed daycare use of the building as childcare services are in great demand in the community and constitutes a community-serving use for the building.
  - While the "Child Care Service" use is not a mandated use for the future of the building, we can suggest that the DC includes the "Child Care Service" definition is moved from the list of "discretionary uses" to "permitted uses" in the proposed M-U1 District for the Land Use Amendment application.

Heritage Considerations

- The community has a unique vision for the site through the preservation, restoration, and designation of the historic Church building. However, we are challenged with developing the site responsibly while respecting the DTR feedback and ARP policy.
- We strongly agree with the neighbours that the preservation of the Church has to be balanced against the living heritage on 11th Street, and the preservation of the Church building should not be leveraged against the heritage of the low-lying residential community.
- The current Church building represents one of the last wooden churches in Calgary and thus, occupies a significant chapter of the history of our city. At the same time, we have not heard significant public engagement that supports the justification of increasing the height and massing of the proposed building so that the air rights from redeveloping the Church are shifted to the west, where there are currently heritage residences that have been meticulously maintained and loved by the current residents.

Community Context

- The plan update included initial plan renderings from the adjacent owner of the remnant parcels to the west of the proposed development site. The landowner has had redevelopment plans in the works for many years, which has yet to be realized.
  - We are uncomfortable about basing the proposed plans on a future unapproved 5-storey building (which may or may not ever be built) to the west. The City Planning Department has indicated that their decision is based on current context, and not future context. Additionally, the future building would need to apply for future Land Use & ARP amendments and design approval which it does not yet have.
  - There currently exists a one-storey bungalow on the adjacent lot. Excellent precedents have already been set within the community: the St. John's building as mentioned and the relationship of the Victoria on Fifth/ Kensington on the Park buildings on the north side of 5th Avenue and 10th Street, just north of this development. These buildings have included careful step backs and step downs where they abut bungalows, despite the higher zoning allowances on 5th Avenue
- As discussed at the recent meeting, the rendering is not in keeping with the reality of the surrounding community

- The photo shows an image of how the proposed building would blend into the community; however, the extra space does not exist due to the presence of surrounding buildings. The concept for activating the laneway would be very challenging under the current circumstances.

Laneway

- The laneway modifications needed to support the building have not been planned for. The widening is not possible on the west end as there is an adjacent landowner that has plans for the pie shaped lot.
- The proposal indicates that the lane will only be paved 15m to the north past the "T" in the alley. The entire lane – to the west of the building – should be paved, otherwise it would transition to gravel before connecting with 5th Avenue.
- The drawings do not show how the lane will transition to the 2.9m width between the utility pole and the Thompson Barn on the west side.
- The DTR note, "*Amend the plans to provide additional setback to facilitate a functional width of 7.2m such that two vehicles can pass each other within the lane*" has not been completed. Instead, the plans show a 6.1m wide lane.
- The plans do not indicate how drainage in the lane will be handled (such as underground storm sewers, or only relying on the surface grade) and now to prevent flooding of garages as well as prevent spring runoff from flooding the underground parking garage.
- The drawings show that the utilities will be buried. However, no feasibility work was done to see if there are water or storm drainage lines. Also, the developer was unable to answer how buried utilities would be run to the homes along the lane, which currently get them from above ground poles. There is no room to move them onto west side of west laneway, or to the north side of the north laneway. The applicant has been informed at least a few times about this potential challenge. With a mature Development Plan application, we are highlighting the requisite to address this issue before plan approval.

Traffic Management

- We are supportive of the conversations from the Ward 7 office in support of curb extensions, in conjunction with the construction that is currently happening on the Theodore development on the south side of Gladstone Road.
- We appreciate that the applicant has proposed fewer vehicle parking stalls (from a 1:1 ratio to 0.75 stalls to units/home) to keep the amount of additional vehicular traffic to a minimum (as allowed in the Land Use Bylaw) and successfully realize Transit Oriented Development.

We realize that this was a very lengthy letter, but we still feel that our four points of recommendations in the original letter still applies to our current comments on the amended plans. Thank you for your time engaging with the community.

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

RESPONSE TO UPDATED HSCA COMMENTS

HSCA's updated letter expressed some additional concerns, including:

- setbacks and stepbacks on the west and north sides of the property and transition to neighbouring residential districts
- the change in height from 16m to 20m
- the restoration of the Hillhurst Baptist Church building and other heritage implications
- consideration of the existing vs proposed development on the adjacent property (1130/1132 Gladstone Rd)
- lane widths

In regards to setbacks and stepbacks, the proposed DC district includes the MU-1 contextual height stepback requirements for buildings across a lane from MC-G districts. The changes to the proposed building ensure it complies with these contextual requirements, given a new stepback of the 6th floor on the west and north edges adjacent to the residential lanes. Additionally, the Hillhurst/Sunnyside ARP policies on stepbacks cited in the HSCA letter apply only to properties that are adjacent to low density residential districts. In this case, they are not applicable as the surrounding districts are MC-G (Multi-Residential - Contextual Ground Oriented) which is not considered a low density residential district. The project team is aware of the height and setback concerns expressed by neighbours on 11th Street. It is critical to note however that due to the shape of the site and building, there will be very little length of the building that directly abuts the western lane. Additional diagrams have been created to show this interface and depict the existing built conditions around the proposed development more clearly.

Given the 6th floor height stepback, the project team does not believe that the additional 4 metres in height (from 16m to 20m) will make a substantial difference to the overall impact of the building. The MU-1 contextual height controls ensure that impacts on surrounding residential properties are mitigated. Furthermore, shadow studies comparing the height allowed by the ARP versus the proposed development show that distributing the height will reduce overall shadow impacts on surrounding properties.

The Hillhurst Baptist Church offers the greatest opportunity for this development to retain and give new life to an significant landmark and valuable historic resource identified on the City's Inventory of Historic Resources. The project team is committed to the restoration of the Hillhurst Baptist Church and an agreement has already been drafted to ensure its municipal heritage designation. City Heritage has conducted their assessment of the heritage character defining elements which must be protected and restored as part of the agreement, including the exterior siding character, fenestration patterns, and roof shape. The developer is currently working with a non-profit on the adaptive reuse and activation of this building as a child care facility, which will bring significant community benefit to existing and future families in the area.

The project tream acknowledges that there are many other important heritage assets in the community, including the character homes on 11th Street. Retaining the church building in its existing position on 10th Street posed significant complexity for the site, requiring the building to occupy more of the rear of the property. However, as previously stated, the proposed building has a very small amount of interface with the properties on 11th Street along the lane and efforts have been made, including setbacks and stepping back the top floor, to reduce impact on these neighbours. Materials were also selected to be contextually sensitive to these properties, including brick elements on the lower floors.

Regarding the adjacent parcel on Gladstone Road (1130 / 1132 Gladstone Rd), the project team has been communicating with the adjacent property owner whom has had the opportunity to review the proposed development. This neighbour has provided the project team with a letter of support for the project indicating their intent to develop a 5 storey building in the near future.

Laneways have been a complex issue on this site, particularly because of existing building encroachment of the existing narrow lanes. To the north as part of this development, the lane will be widened to 6.1 m across, given that narrowest width between the retained church building and the opposite property line is 5.1 m. This is achieved through setback of the proposed apartment building. One of the main concerns raised in previous

conversations with neighbours on 11 Street is the narrow width of the west lane. Given that the Gladstone property only shares a small northwest corner with that lane and there are several encroachments further south on the lane from existing buildings on other properties, it is not possible to widen the entire length of the lane as part of this development. A corner cut has been provided as part of the development to enable a better turning radius in the northwest corner, which has also been achieved through setback onto the property. The widening of the remainder of the lane will need to be addressed at a future stage with the development of the adjacent property (1130/1132 Gladstone Rd.), as this will require additional setback onto that property.

In conclusion, the project team would like to thank HSCA for taking the time to meet with us again and providing detailed feedback.

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