

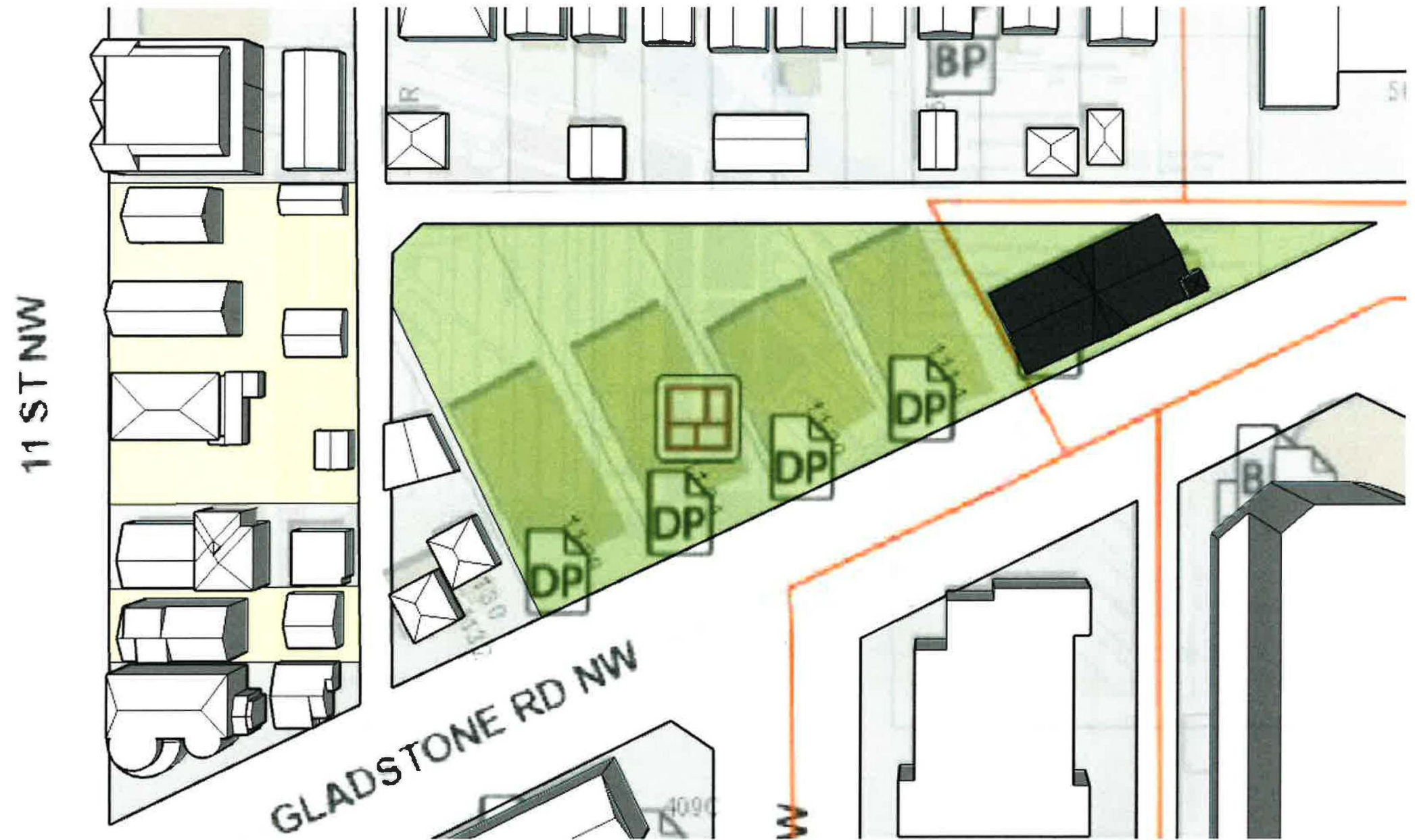
Affected Parties

*West side adjacent
neighbours*

Michael & Laura Aucoin

Benjamin van de Berg
(2 parcels)

Gregory & Sarah
Cairncross



PRIMARY CONCERNS

Contextual Massing Stepdown to Low-scale Residential

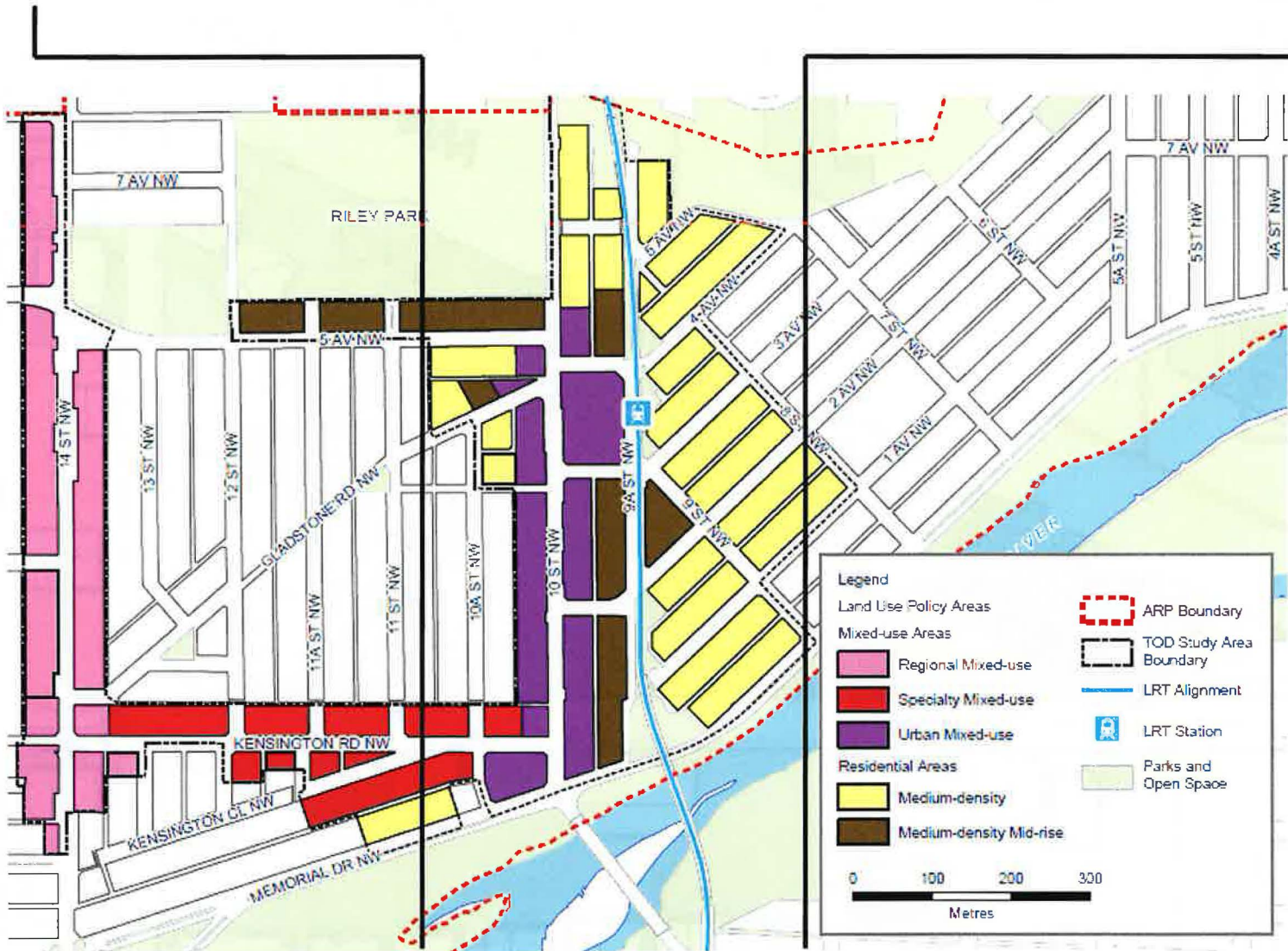
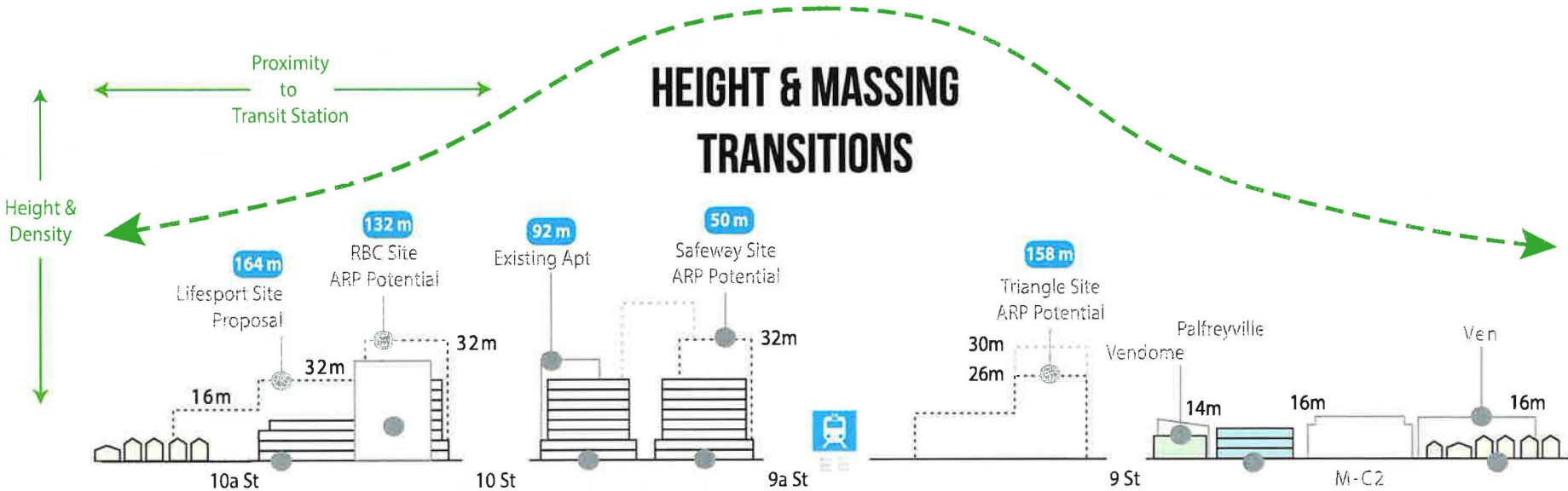
Application of ARP Policies for Site 1 - 16M Height & Streetwall Cornace



ARP LAND USE POLICY INTENTION

H/S Area Redevelopment Plan “ARP”

Part II
Transit Oriented Development “TOD”



ARP EARLY WORK > GUIDEBOOK TYPOGRAPHIES & POLICIES



The Guide for Local Area Planning



MAY 2021

Scale Transition

When adjacent parcels have different scale modifiers, development in these areas should be **designed to respect their neighbourhood context**. This includes considering existing site context, parcel layout, building massing, and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community ...

2.28 Scale Transition Policies

- a. **Development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other** in a local area plan. This may include, but is not limited to, the following strategies:
 - i. using similar street wall heights and building massing along a street; and,
 - ii. **decreasing height incrementally through a block.**

LIMITED SCALE DEV.

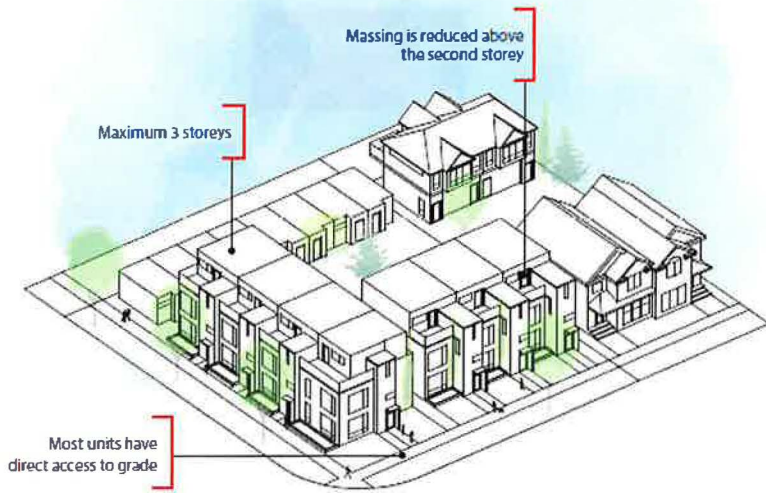


Figure 24: Illustration of Limited Scale Development

DAG
Page 66

LOW SCALE DEV.

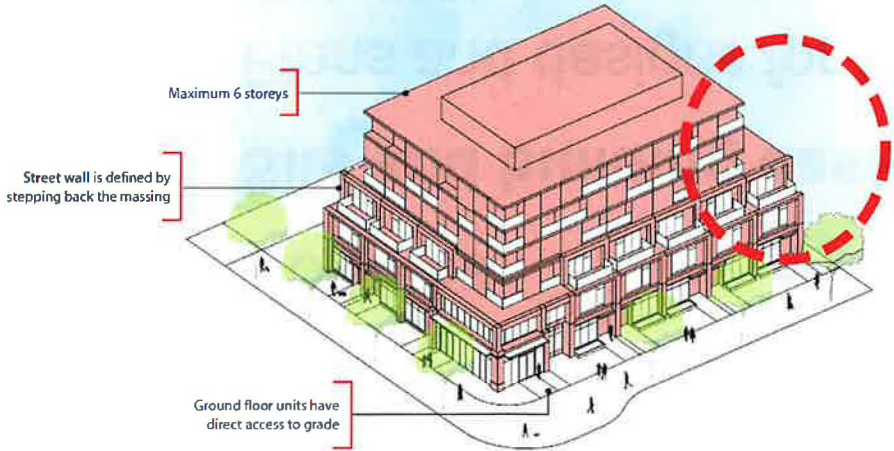


Figure 25: Illustration of Low Scale Development

DAG
Page 67

MID SCALE DEV.

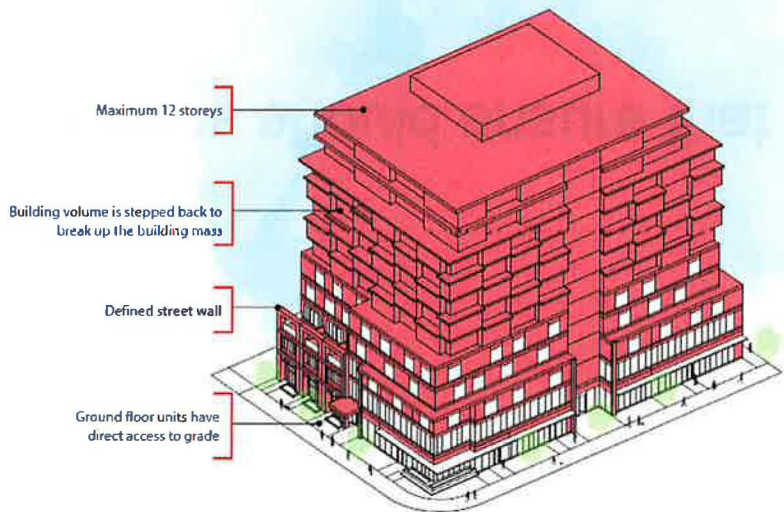
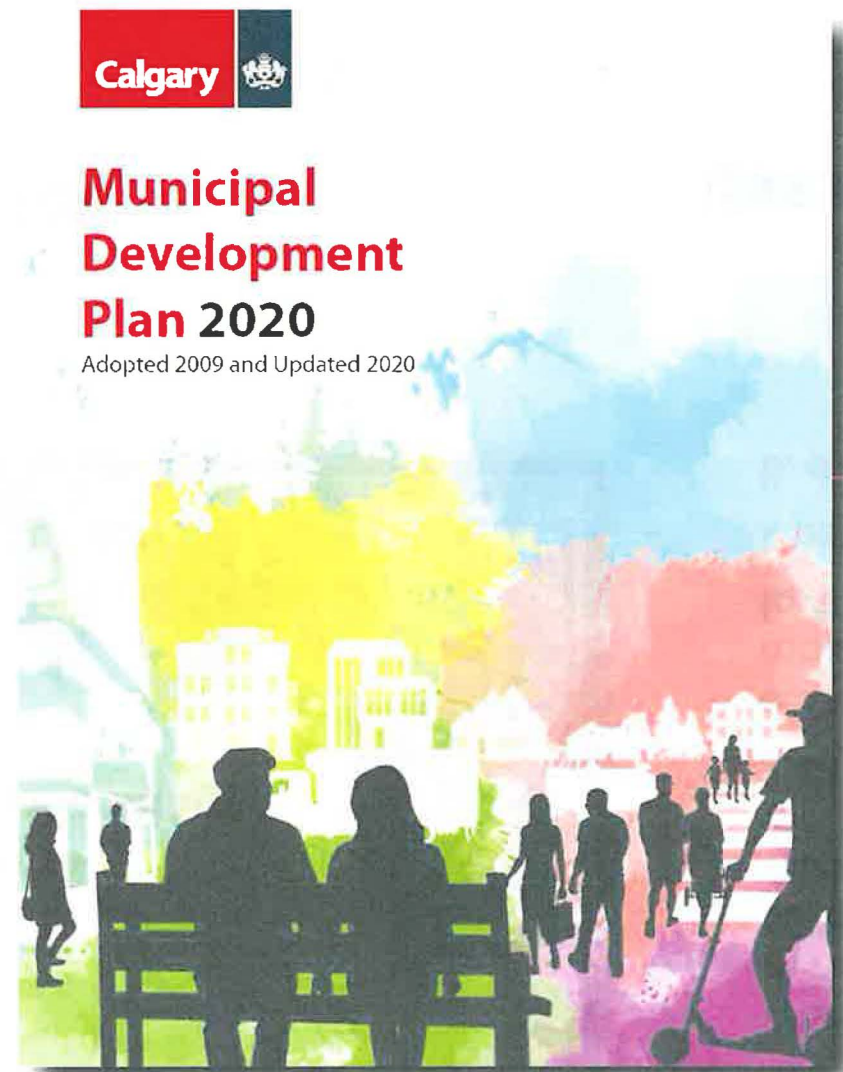


Figure 26: Illustration of Mid Scale Development

DAG
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MDP BUILDING INTEGRATION



Policies

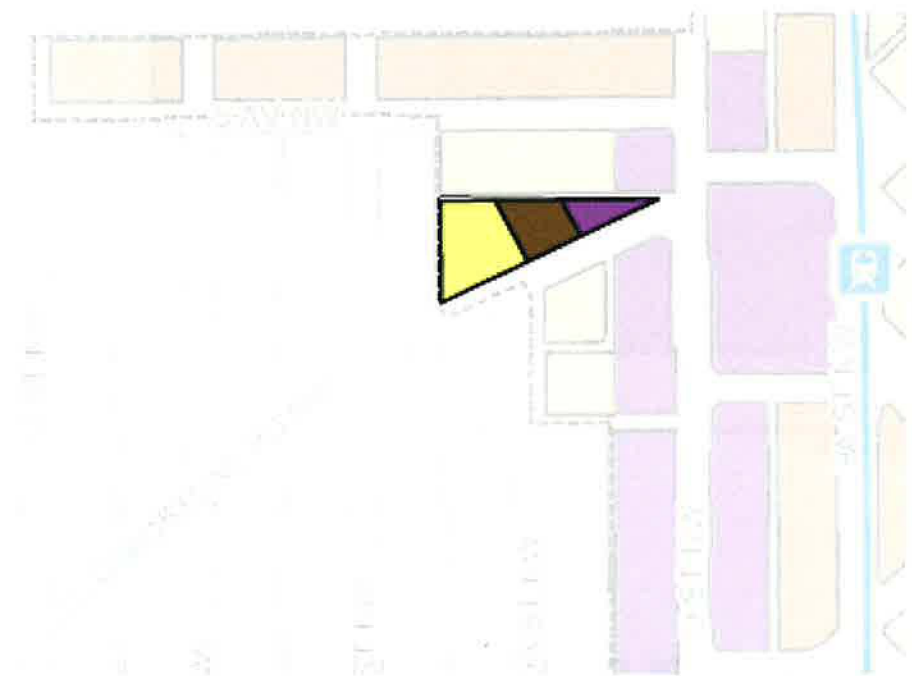
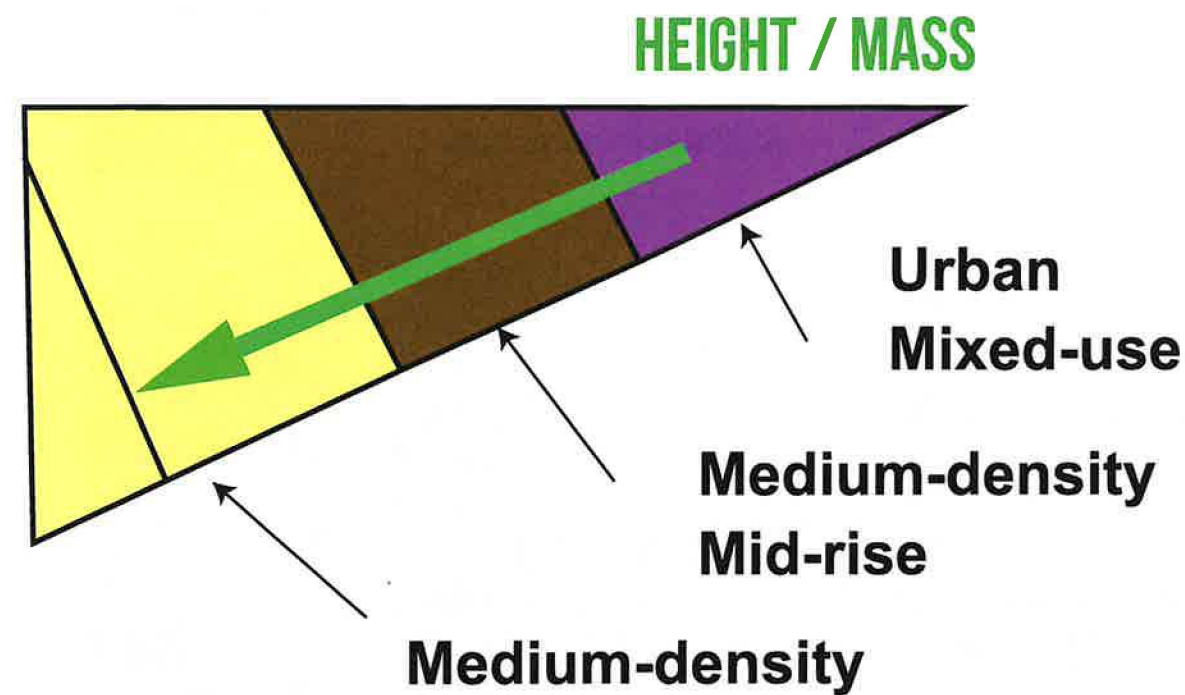
Site and building design ...

Plans and designs for taller buildings should ensure that they are:

- i. Sited and architecturally designed to contribute positively to the skyline of the city.
- ii. Designed with pedestrian scale at the base and a prominent roofline.
- iii. **Integrated with adjacent areas by stepping down to lower-scale buildings and compliment neighbourhoods.**
- iv. Minimizing the shadow and wind impacts on adjacent residential areas and parks and open spaces.

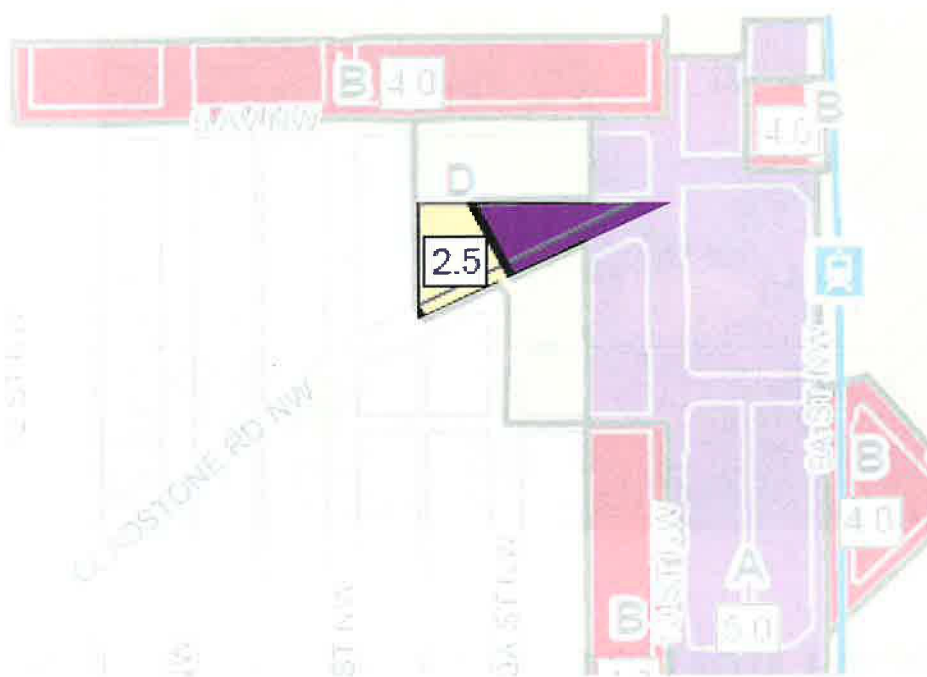
MDP 2020, pg 52

POLICIES FOR THIS PARCEL



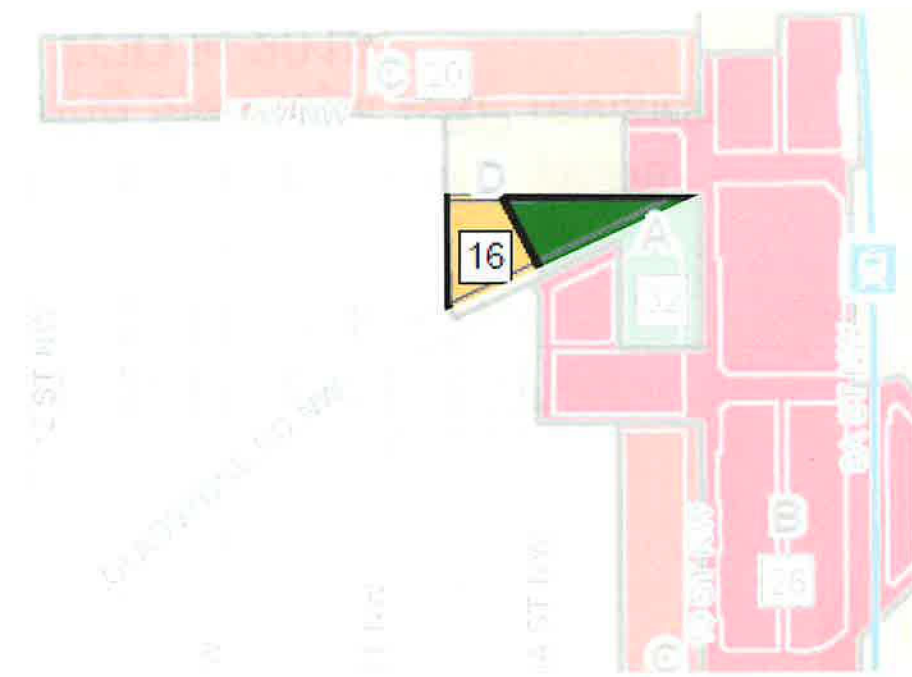
3 Policies
for Land Use
Areas

Increasing in
intensity towards
10th Street



2 Policies of
Floor Area
Ratio "**FAR**"

2.5 and 5.0
increasing
in intensity
towards 10th
Street



2 Policies of
maximum
building height

16M and 32M
increasing
in height
towards 10th
Street

APPLIED MASS TRANSITION POLICY



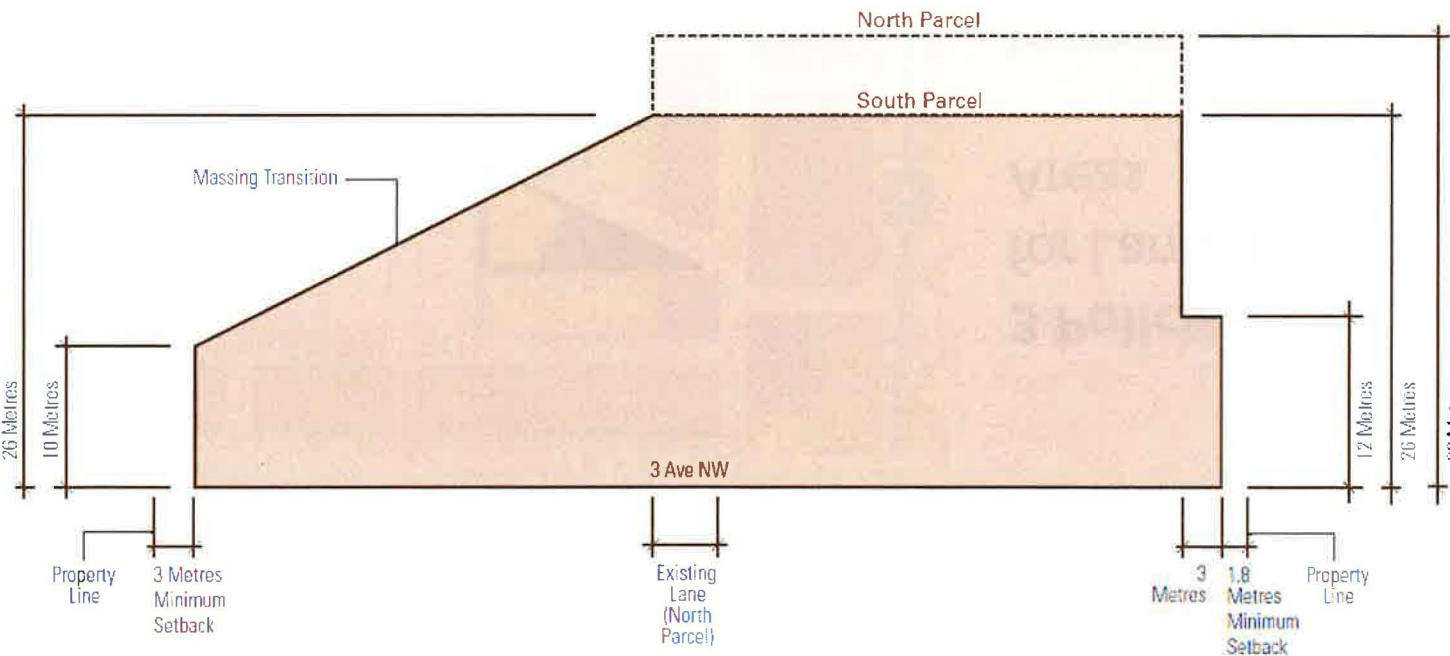
DEMONSTRATED BY ST. JOHN'S ON 10TH

DP Application over 2 years
during the major ARP revision
for TOD in 2019.

Good engagement resulted in respectful building
design and an appropriate residential street presence
the building protruded into low-height residential.



Figure D – Through-Site Massing Concept



ARP LAND USE POLICY APPLICATION

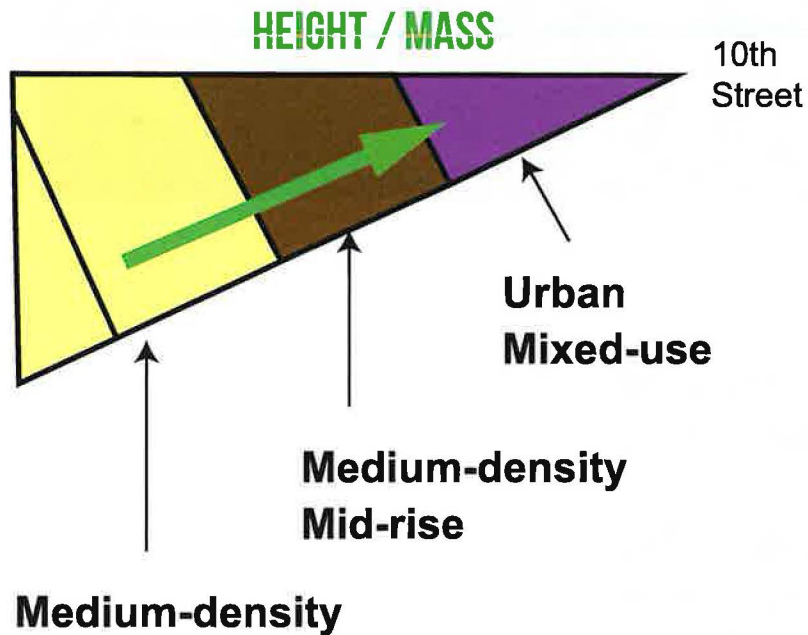
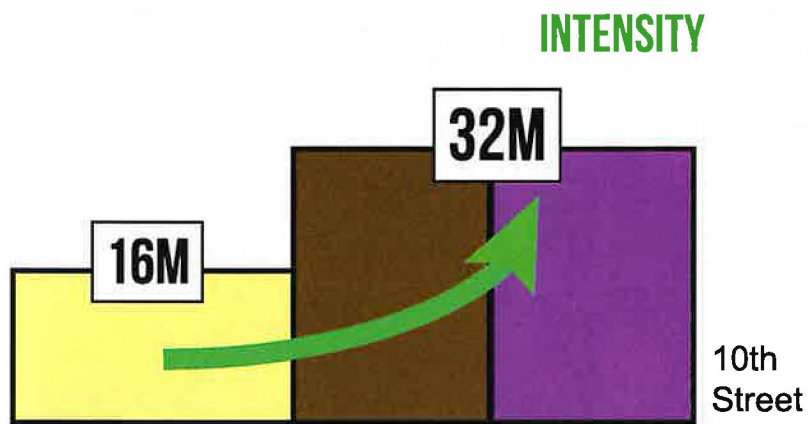
A significant factor in identifying higher density locations is the **need to respect the low-density residential environment particularly where it is immediately adjacent to the commercial areas.** Those locations that have been identified as higher density may enjoy the greatest level of redevelopment opportunity.

In conjunction with that opportunity comes **the obligation to meet the highest standards for excellence in architectural design and public realm.**

HS ARP, Part II, 3.0 Plan Concept, pg 57

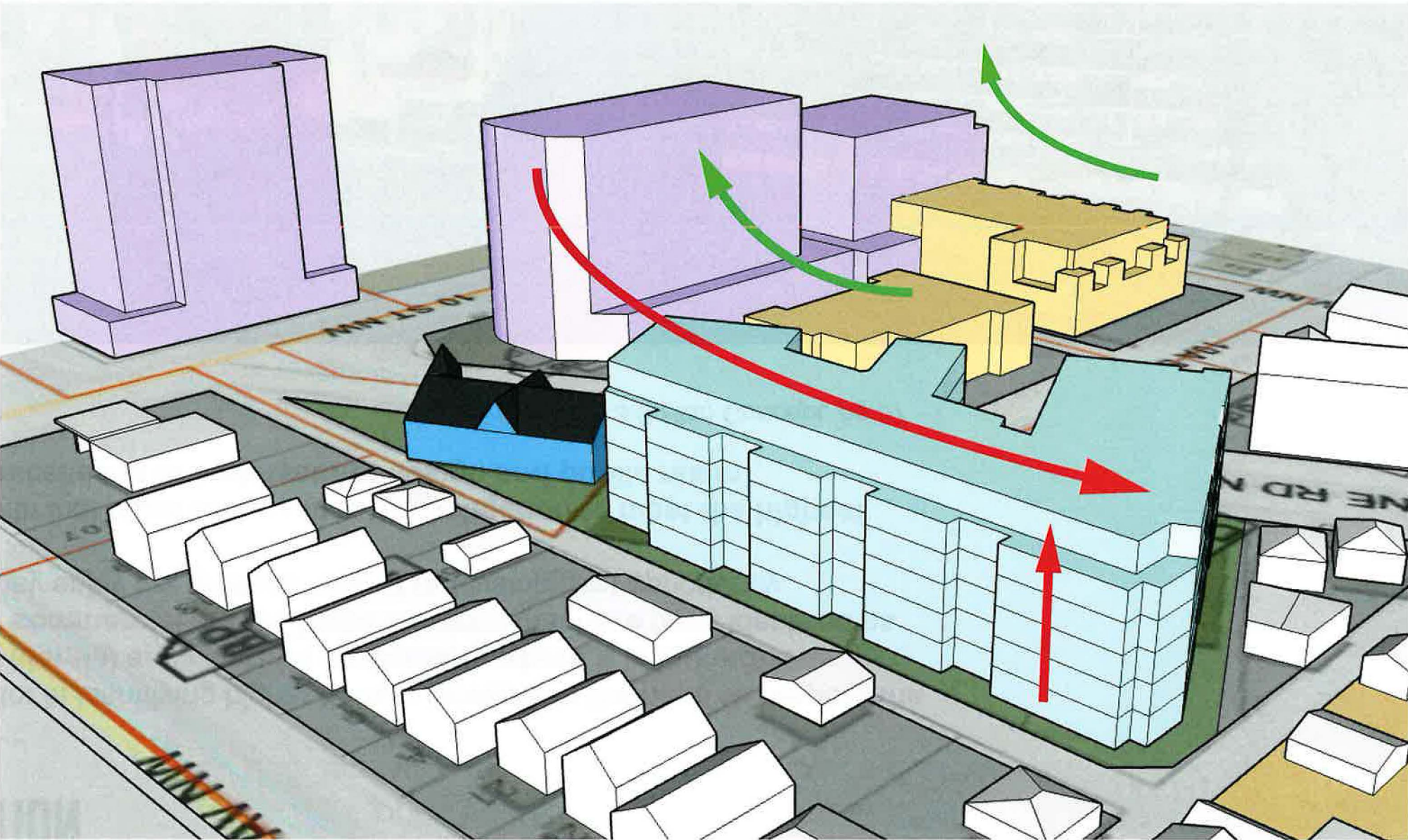
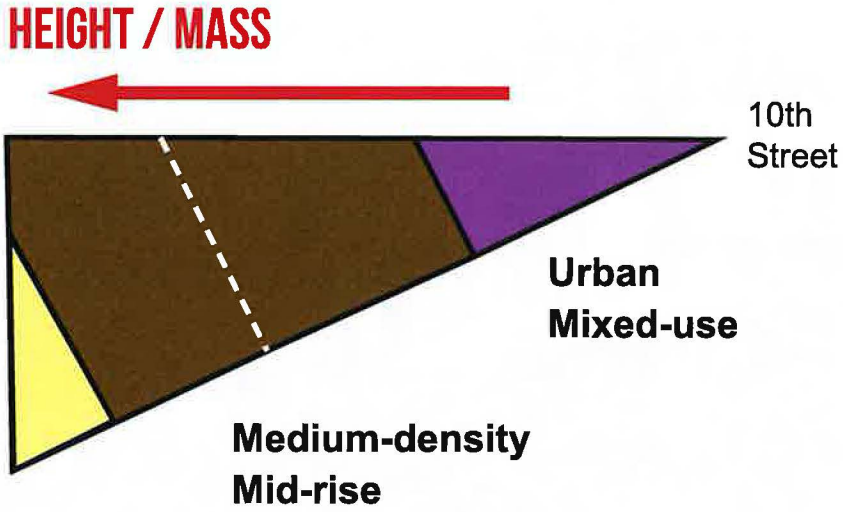
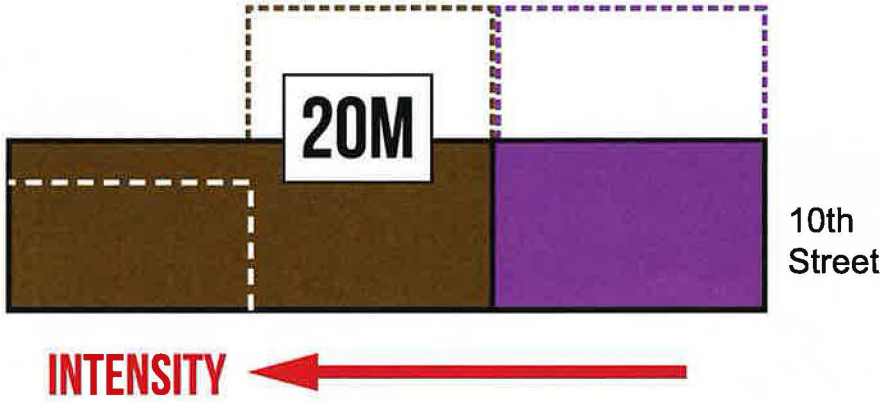


ARP POLICY



REVERSED INTENTION

PROPOSED



CPAG - DETAILED TEAM REVIEW

REMAINED UN-ADDRESSED IN
AMENDED PLANS.

DP2020-6663

Calgary

Detailed Team Review 1 – Development Permit

Application Number:

DP2020-6663

Application Description:

New: Multi-residential building (1 building)

Land Use District:

Commercial - Corridor 1 (C-COR1f2 8h13) and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District

Use Type:

Discretionary

Site Address:

1110 GLADSTONE RD NW, 1114 GLADSTONE RD NW, 1120 GLADSTONE RD NW, 1124 GLADSTONE RD NW, 1126 GLADSTONE RD NW

Community:

HILLHURST

Applicant:

Shen, Jeff

Date DTR Sent:

January 6, 2021

Response Due Date:

March 5, 2021

CPAG Team:

Planning

MATT ROCKLEY

(403) 268-2024

Matt.Rockley@calgary.ca

Development Engineering

DINO DI TOSTO

(403) 268-2131

dino.ditosto@calgary.ca

Transportation

SEAN SWANTON

(403) 268-1661

Sean.Swanton@calgary.ca

Parks

KAREN MOUG

(403) 268-1396

Karen.Moug@calgary.ca

General Comments

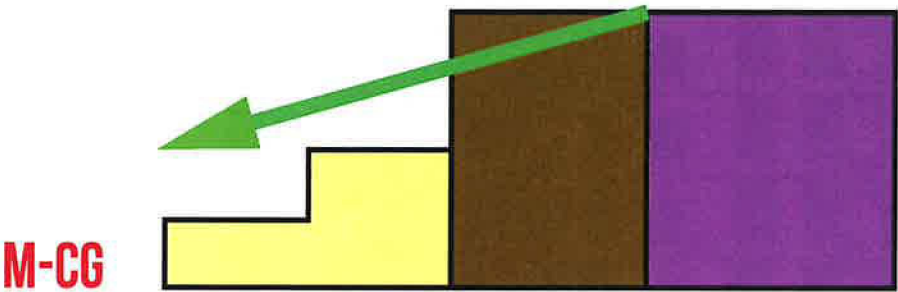
The proposed development does not align with the existing land uses of C-COR1f2 8h13 and M-CGd72. This development permit application was submitted as a concurrent application with Land Use Amendment Application number LOC2020-0122, which proposes a Direct Control land use district based on the Mixed-Use General (MU-1) District to allow for mixed use development with a maximum floor area ratio of 4.0 and maximum building height of 20 metres. The land use amendment proposed with LOC2020-0122 would need to be approved by City Council before this concurrent development permit application could be approved by the Calgary Planning Commission. The Bylaw Discrepancies noted below are based on the DC(MU-1) land use proposed with LOC2020-0122.

Comments on Relevant City Policies

The subject property falls under the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). This ARP underwent a major amendment for Transit Oriented Development policies; approved by City Council 2009 February. The application site falls within the TOD area and is therefore subject to Part II of the ARP. The subject property is part of the Medium-density, Medium-density Mid-rise and Urban Mixed-use Policy Areas. Pertinent policy includes:

Track your application online with VISTA. Go to www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5211

Page 1



Prior to Decision Requirements (DP)

CONTEXTUAL FIT

Context | Creativity | Integration | Diverstiy

3. The development should be sensitively designed in its form, height, scale, and level of articulation which blend into its directly adjacent context. **The grade level units can be designed to take the form of at-grade townhouses** with vertical façade modulation. In this way a **2-3 storey high podium** with good street presence along Gladstone Rd NW is created.

BUILDING DESIGN

Context | Animation | Human Scale | Flexibility | Safety | Sustainability | Durability

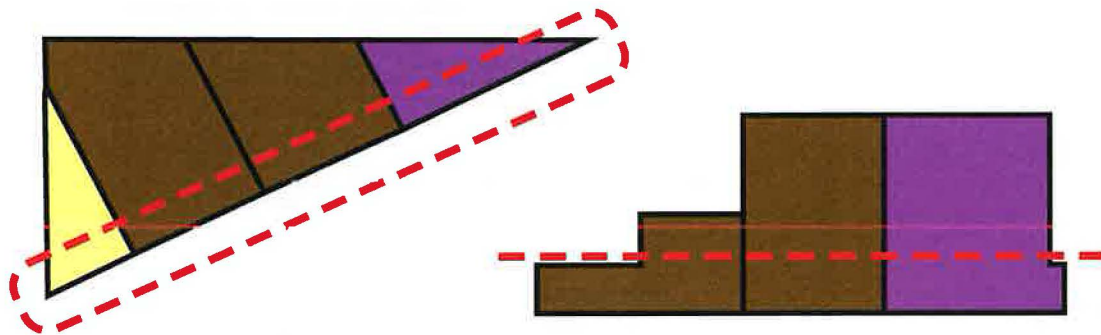
13. Consider an upper level stepback to create a better transition, to break down the building mass and lower the scale and to have less shadow impact on the properties north of the subject site. The **top two floors should be stepped back** ...
17. **Step back upper levels (preferably starting from 2nd or 3rd level)** to reduce the perception of height along the street and respect and reinforce the height and massing established by surrounding low-density context.

MISSING STREETWALL STEPBACK

REMAINED UN-ADDRESSED IN
AMENDED PLANS.

Medium-density Mid-rise

8. To create a consistent streetwall, building facades should maintain a uniform cornice line of 3 storeys or a maximum height of 10 metres. Building elements **above the 10 metre cornice** should maintain a **minimum stepback of 3 metres**.



*Noted by DTR, UDRP,
HSCA and neighbour feedback.*

URBAN DESIGN REVIEW PANEL (UDRP) COMMENTS

REMAINED UN-ADDRESSED IN
AMENDED PLANS.

LUB - M-U1

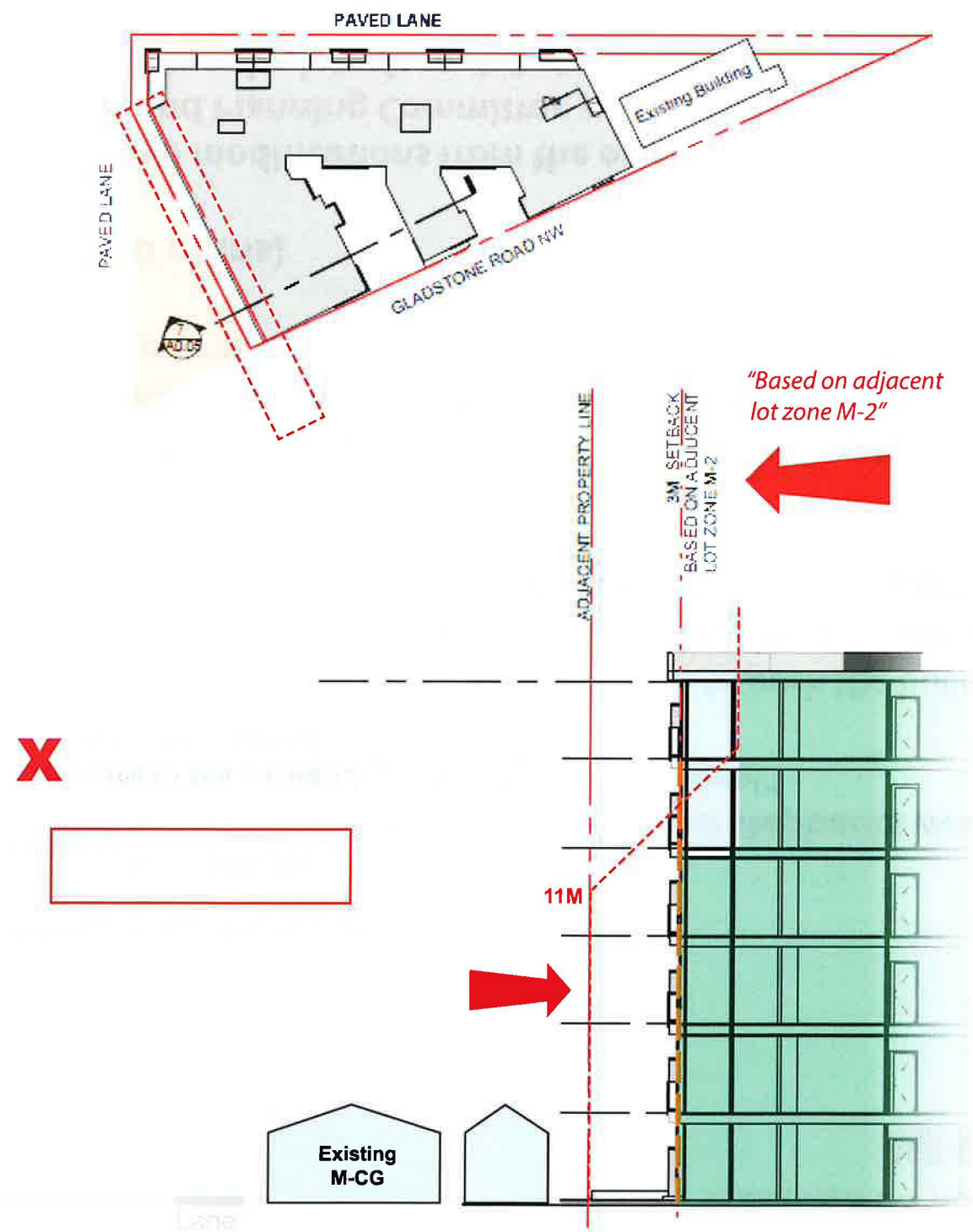
1371 ...

- (2) Where the parcel shares a side property line with a parcel designated as a low density residential district, M-CG or M-G District the maximum building height:
 - (a) is 11.0 metres measured from grade at the shared property line;
 - (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared property line or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower building height; and
 - (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from grade at a distance greater than 5.0 metres from the shared property line.

UDRP “Plans indicate the west elevation as being within the height chamfer.”

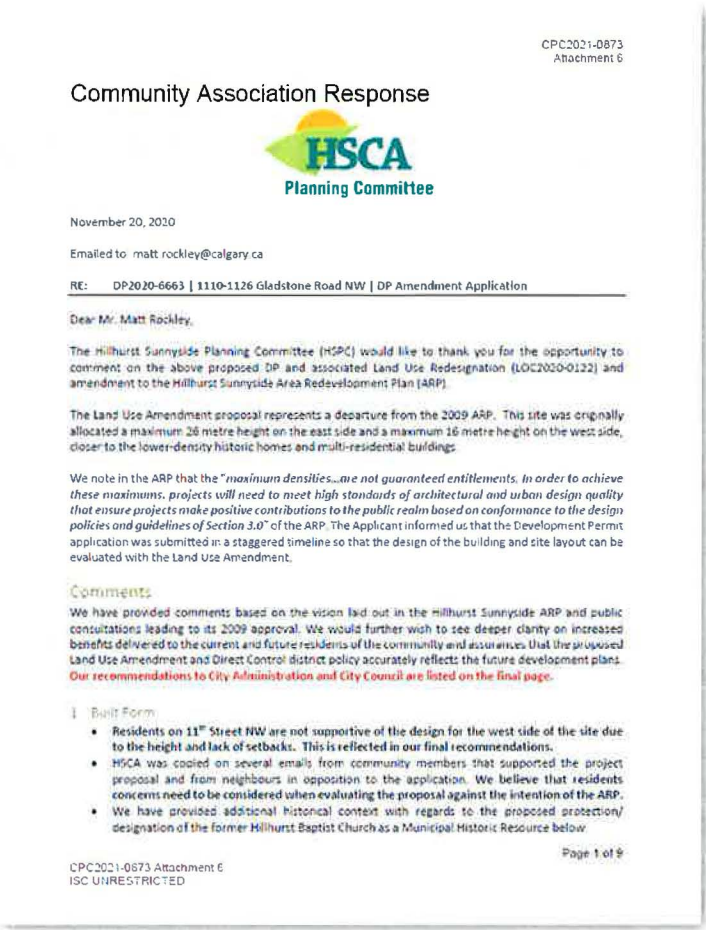
No step-back shown.
Developer argues that it isn’t required because of proposed M-C2 parcel adjacent.

Currently this parcel is M-CG
No application is in and the ability to achieve 5 storeys on this parcel is arguable.



HSCA RESPONSE LETTER

REMAINED UN-ADDRESSED IN
AMENDED PLANS.



Developer's response noted this letter as a "conditional letter of support".

Further, the response letter was not seen by HSCA until it was included in the CPC report to council.

November 20, 2021 (original plans)

"The concept drawings appear quite monolithic; **a podium and setbacks** would be an effective way to help minimize the building massing at street level."

"We request wording added to the Direct Control district rules to push the building massing inward at the upper floors... **where property lines abutting the lower density M-CG districts immediately to the west, north and south are to be set back and tiered back as appropriate.**"

"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..."

May 31, 2021 (amended plans)

"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."

"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.**"

NEIGHBOUR LETTERS & PETITION

“This is Main Street style development on sidestreets.”

Lisa Chong, previous Planning Committee Administrator, HSCA

*"... better integration via
stepdown towards the
existing homes to the west."*

Potential Solutions:

A step-down design into the residential area in the west would allow the building to better integrate into its environment. **A two or three-storey maximum in the west** with a gradual step-up as it approaches the commercial eastern end of the lot towards 10th Street, as well as appropriate use of setbacks, will help this development to achieve this goal.”

Residents' Petition: Proposed
Westrich Building on
Gladstone Rd Between 10/11
Streets NW

November 15, 2020

Dear Matt Rockley,

We are writing in strong opposition to the recently proposed rezoning and development plan on Gladstone Road between 10th and 11th Streets (<https://www.engagegladstoneroad.com/>). This letter identifies our issues and concerns, possible solutions and presents additional individuals who oppose the rezoning and development plan. Below you will find signatures from several residents who live in the direct vicinity of the development and who will be greatly impacted.

1. ISSUES/ CONCERNS:

- The proposed six-storey building, including commercial development, fully projects deep into the low-lying residential area of Hillhurst on three sides and is unprecedented in this community. It shifts density away from the commercial end of the property at 10th Street and consequently greatly fragments the historic character and landscape of our community. It backs onto 11th Street, which has one of the greatest densities of heritage homes (circa 1910-1914) in Hillhurst. The proposed building is not a natural fit and has not been well thought out in terms of its ability to integrate into the surrounding area.
- The design does not align with the Area Redevelopment Plan as outlined in the Hillhurst Sunnyside Planning



ISSUES SUMMARY

- Site 1 is over the ARP height policy
- Shows no sensitivity to limited-scale residential interface on West
- Avoids West even the moderate M-U1 setbacks with misrepresentation of zoning context
- No streetwall cornice setback
- Performative engagement resulting in no meaningful changes
- No meaningful changes despite significant feedback from:
 - HSCA
 - Affected adjacent parties (neighbours)
 - City Administration (DTR)
 - Urban Design Review Panel

WHY NOW VS DP? >> MASS & HEIGHT ARE CONTROLLED BY LAND USE

OPTIONS

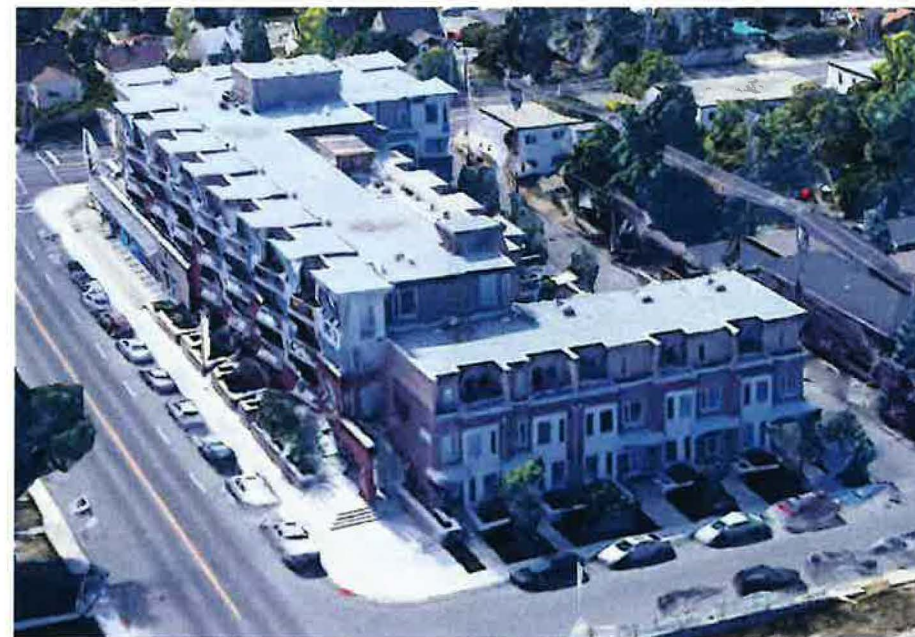
Precedence at Other Locations

Good design and respectful engagement responses on other projects have resulted in step-downs to residential on similar lots that interface with low-density residential areas.

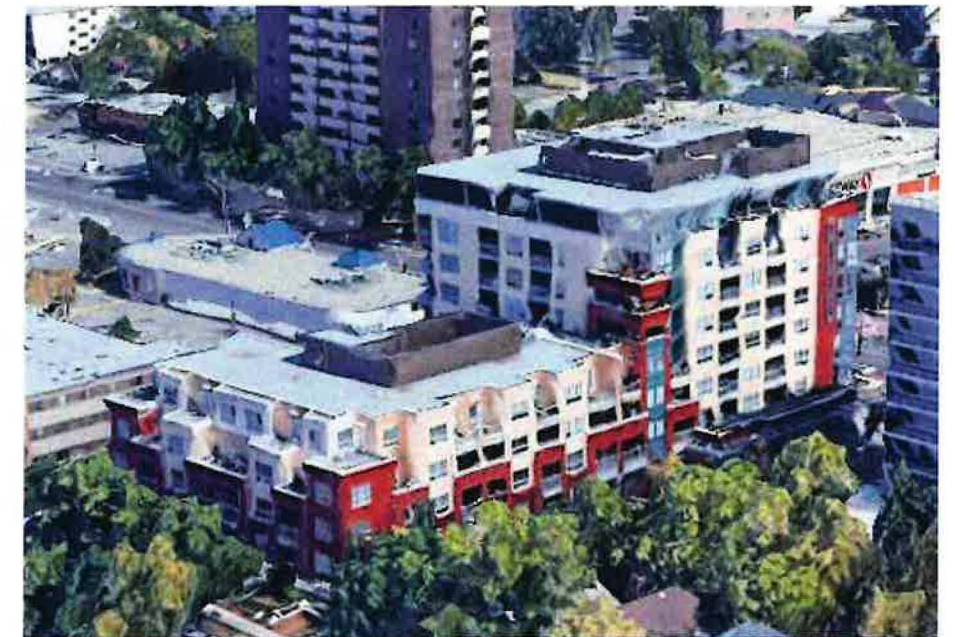
THE LEGION



SAVYOY



ST. JOHN'S



Note: Several of these locations have no ARP or land policies requiring these contextual massing transitions.

CODIFYING MASSING CONTROLS -> DC BYLAW

The Legion West Hillhurst

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for pedestrian oriented mid-rise mixed-use development;
 - (b) allow for **sensitive redevelopment of a parcel that is larger in size and with greater parcel depth** than the majority of other parcels on Kensington Road NW;
 - (c) create a built form where **building height transitions from high to low** from Kensington Road NW to the low density residential development;
 - (d) **use building design to reduce the sense of building massing, reduce shadow impacts**, and help mitigate the pedestrians perception of building height;

Building Height

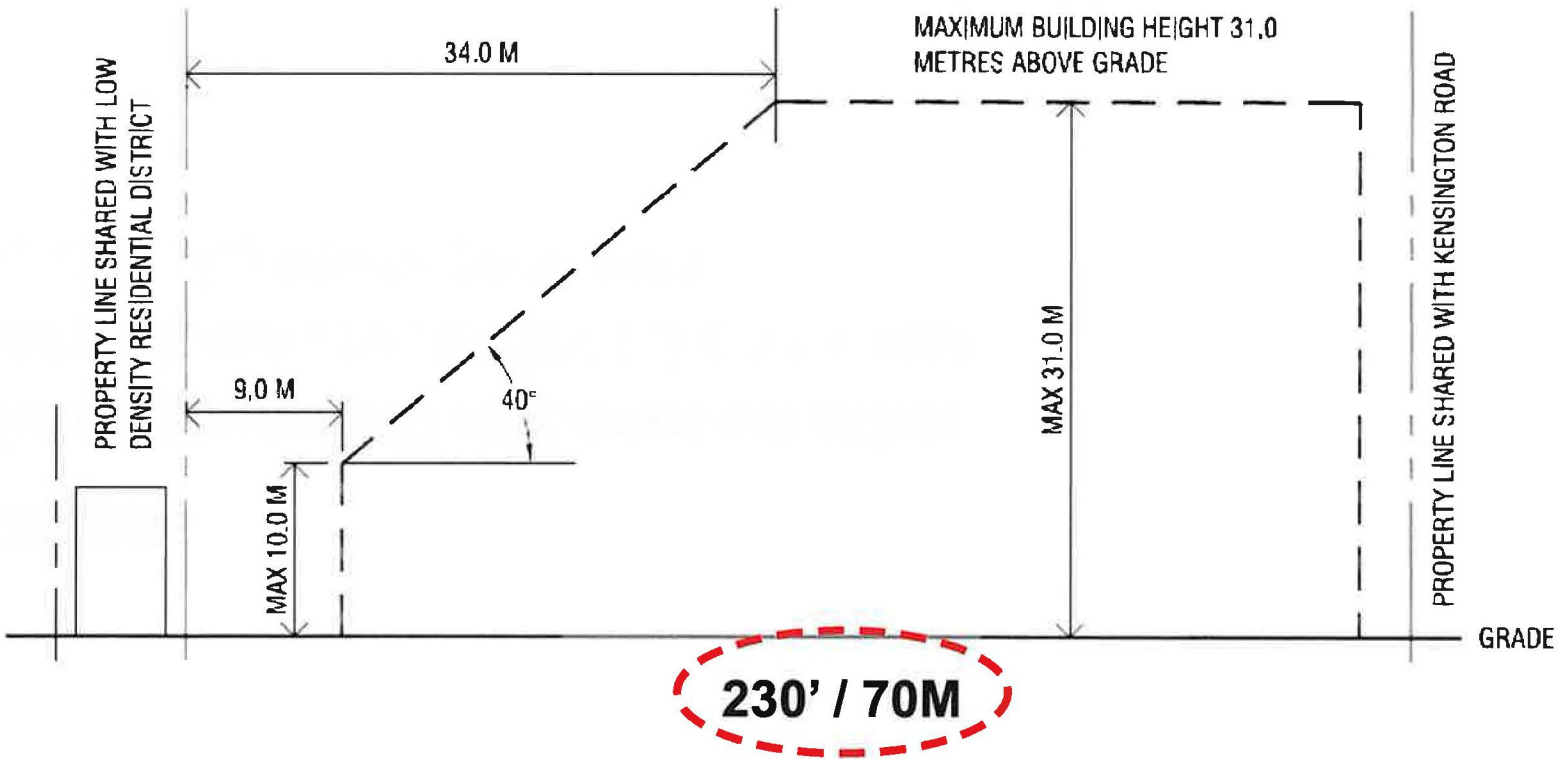
...

- (4) (a) The maximum building height within 9.0 metres of the property line shared with a low density residential district is **10.0 metres and increases proportionately at a 40 degree angle to a maximum of 31.0 metres** measured at grade at a distance of 34.0 metres from the property line shared with a low density residential district, as shown on Illustration 1;



Three massing stepdowns from 8 to 2 storeys (10.0 M at PL)

BYLAW NUMBER 21D2016



CODIFYING MASSING CONTROLS -> DC BYLAW

Savoy on 19 St. *West Hillhurst*

Purpose

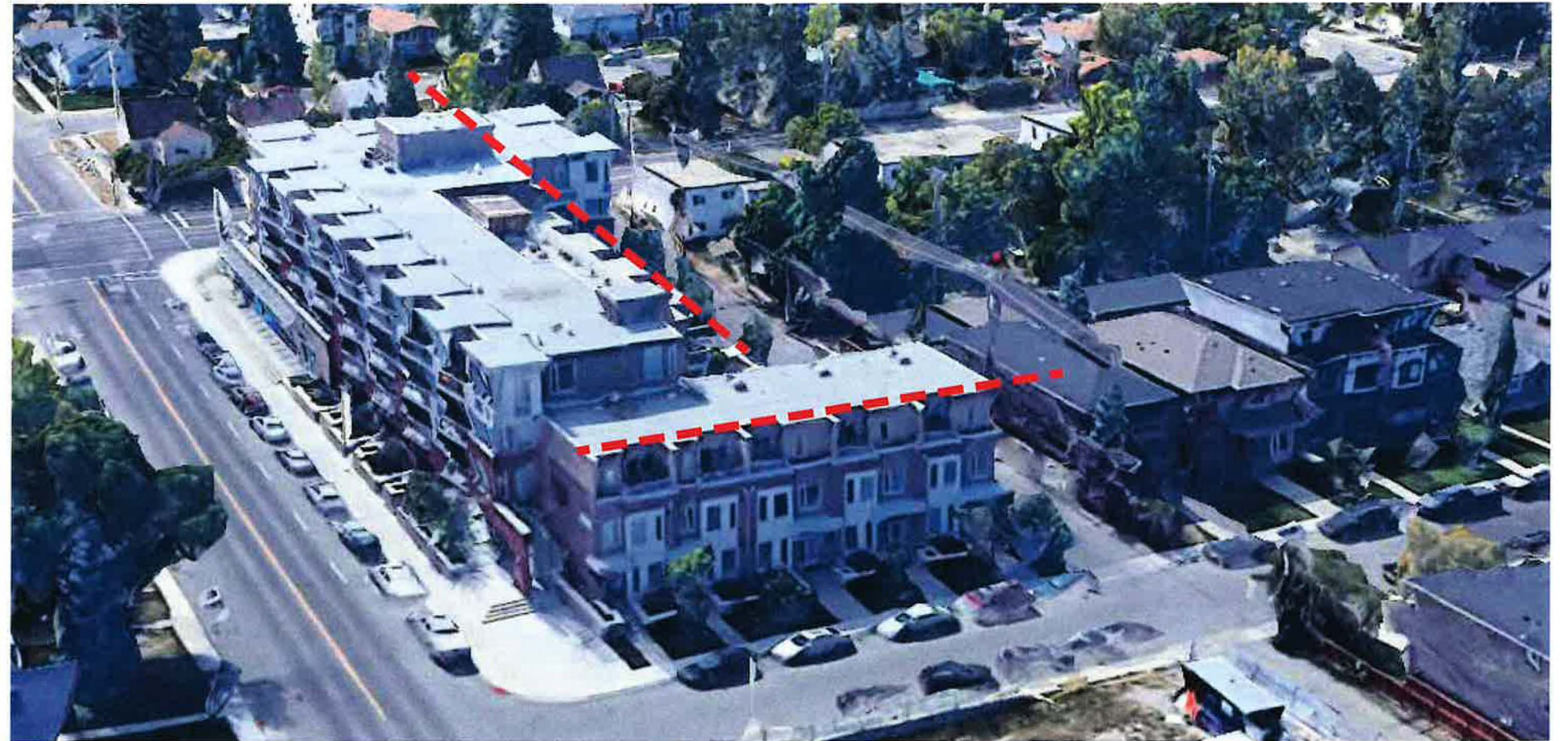
1 This Direct Control District Bylaw is intended to:

- (a) provide for Multi-Residential Development with limited support commercial; and
- (b) provide an **appropriate transition in building height to the adjacent low density residential development.**

Building Height

9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum building height is 14.0 metres.

(2) Where a **parcel shares a property line with a lane** that separates the parcel from a parcel designated as a low density residential district or M-CG district, the **maximum building height is 10.0 metres within 48.0 metres of the property line** shared with 1 Avenue NW and within 19.0 metres of the property line shared with the lane.



10.0 metres within 48.0 metres of the property line = 3 storey townhomes

ACHIEVING MASSING TRANSITION BY DC BYLAW

Harrison on 33rd *Marda Loop*

Purpose

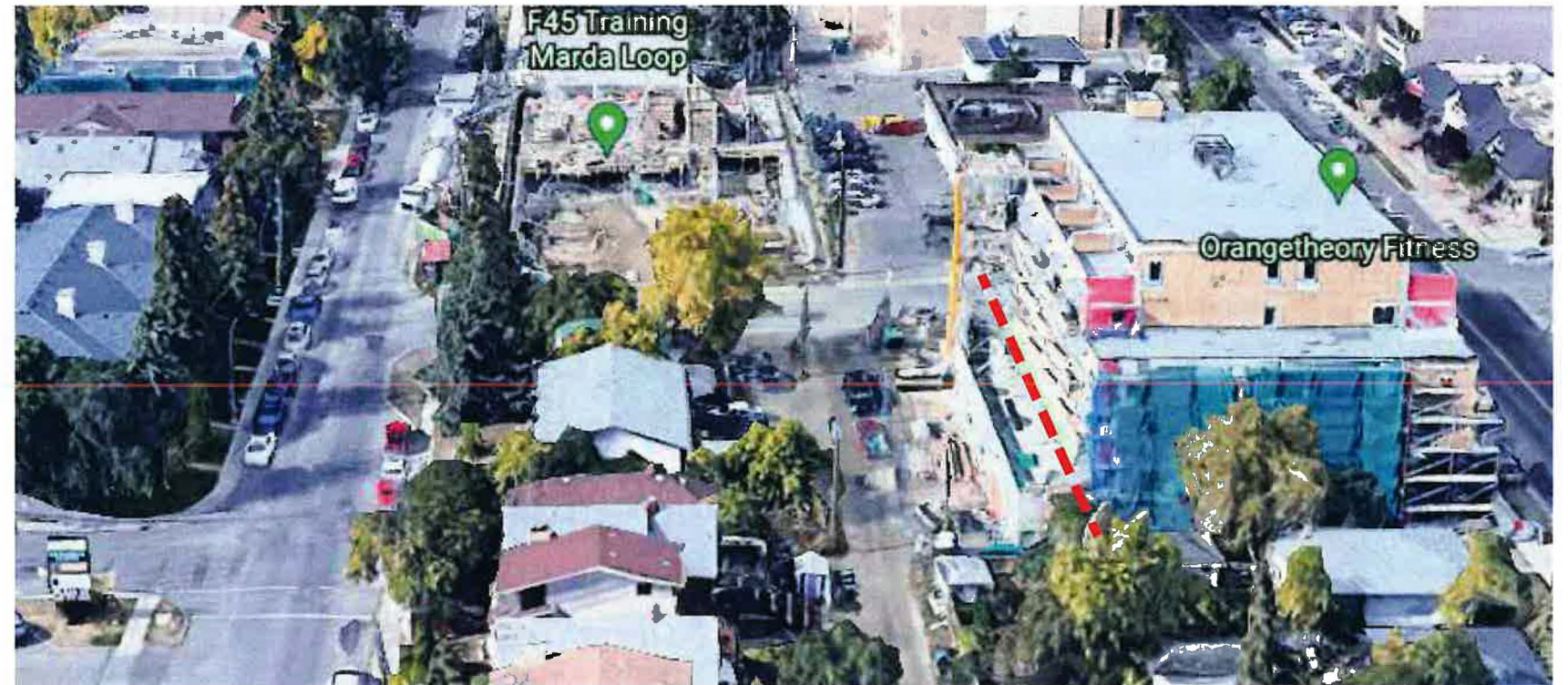
1 This Direct Control District is intended to:

(a) allow for a mixed use development of a **form sensitive to adjacent development context** and additional commercial uses.

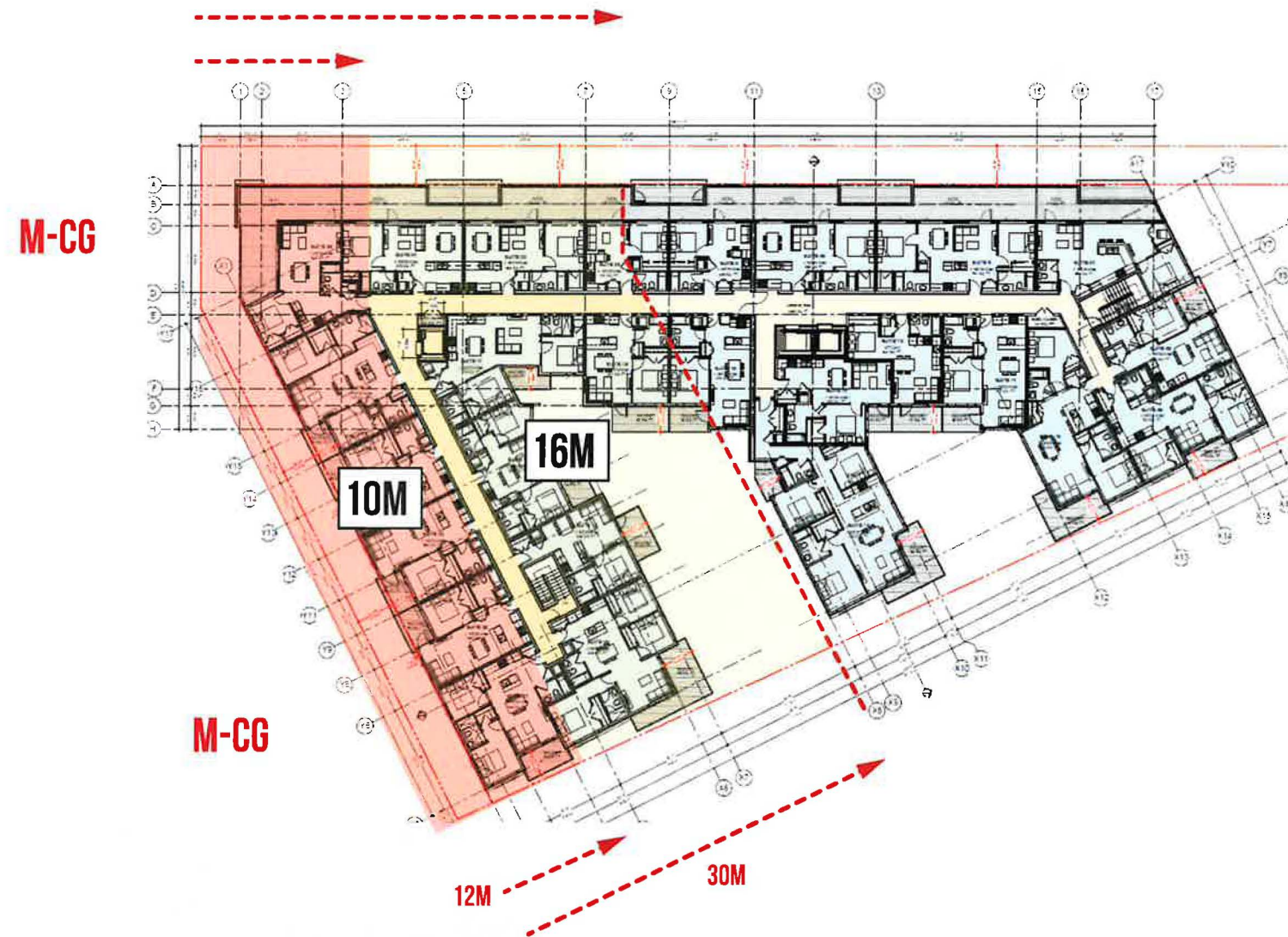
Building Height

10 (1) Unless otherwise referenced in subsection (2), the maximum building height is 18.0 metres.

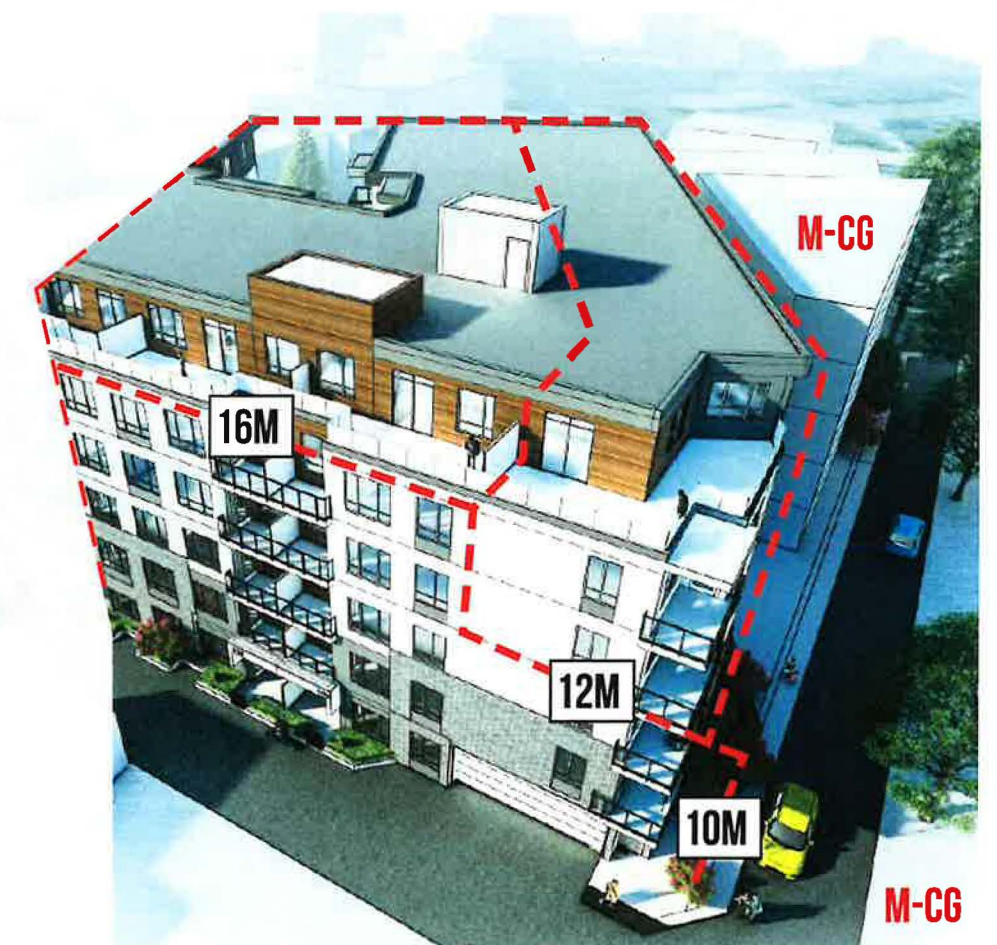
(2) Where a parcel **shares a property line with a parcel designated as a low density residential district**, the maximum building height referenced in subsection (1) is reduced to **12.0 metres measured from grade within 8.0 metres of that shared property line**.



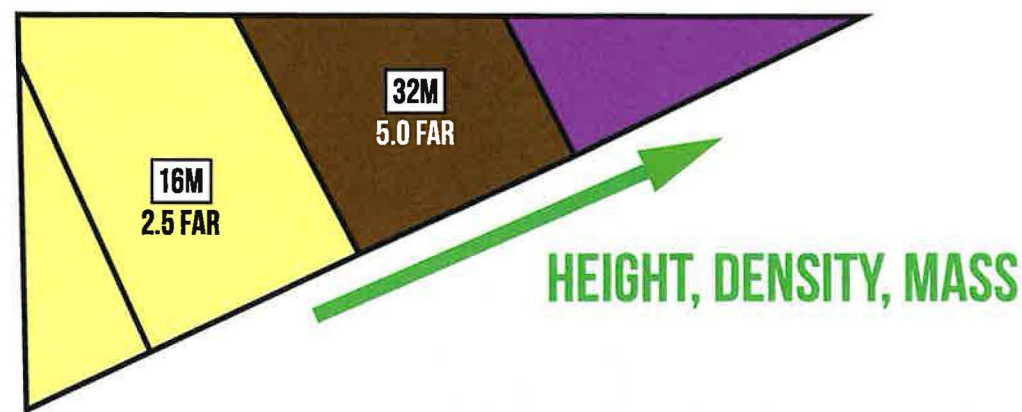
MASSING TRANSITION METHODOLOGY FOR THIS APPLICATION



*Proposed depth of step-backs works with the existing plans requiring **moderate redesign** to achieve respectful massing and ARP compliance.*



SETBACK AND HEIGHT OUTCOME

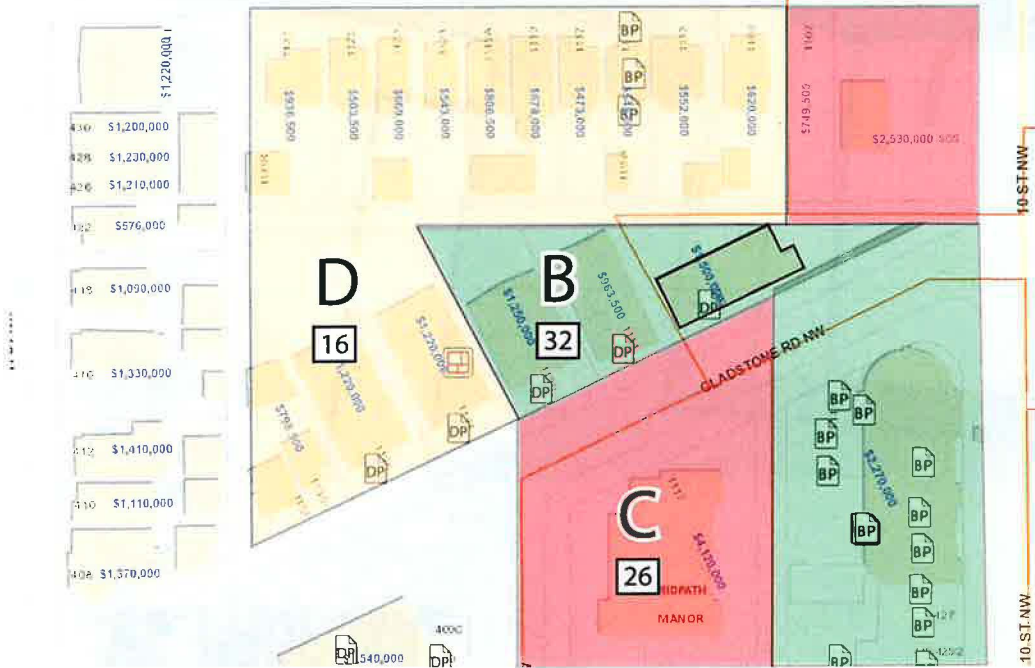
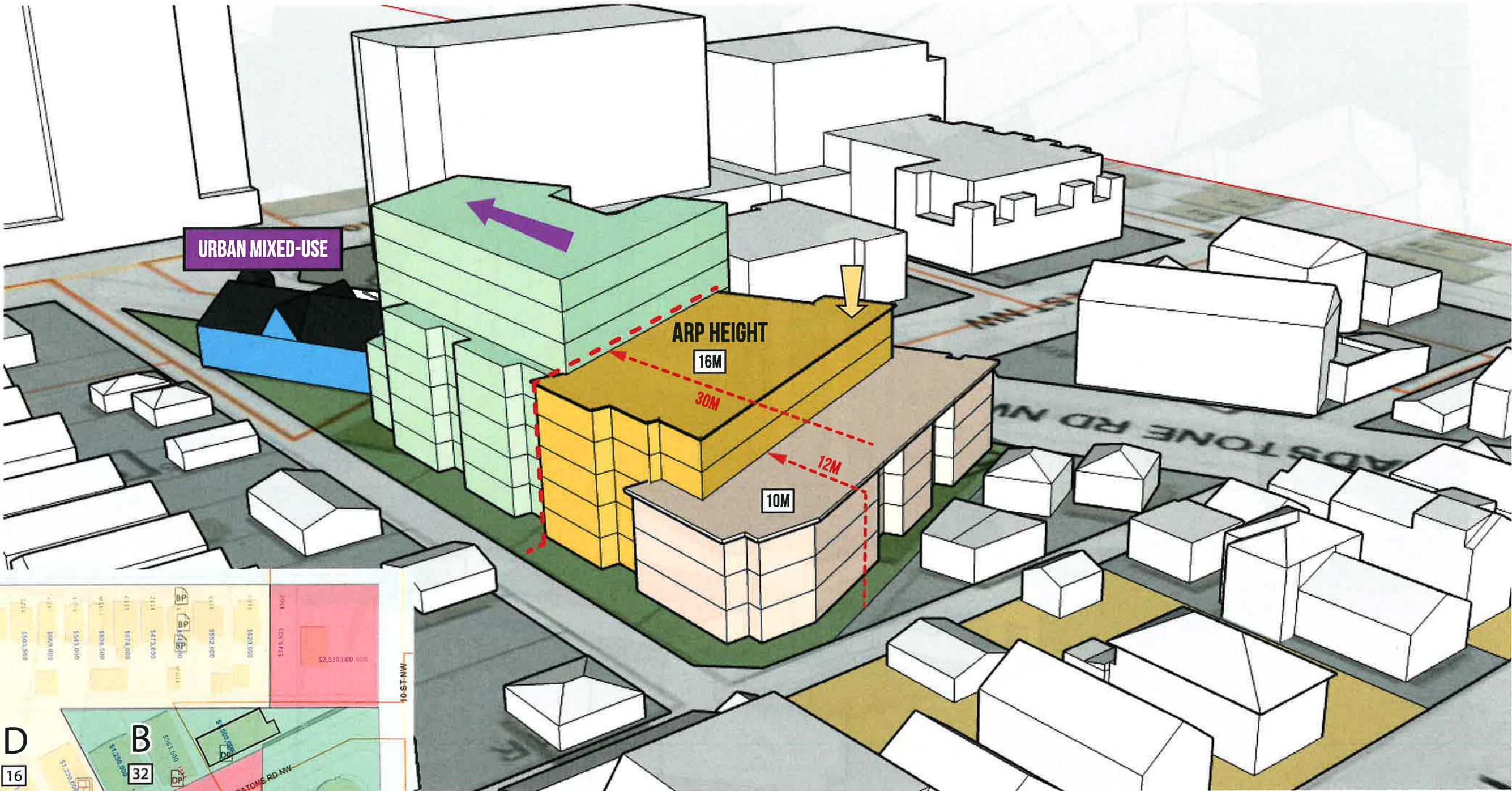


DC SITE 1

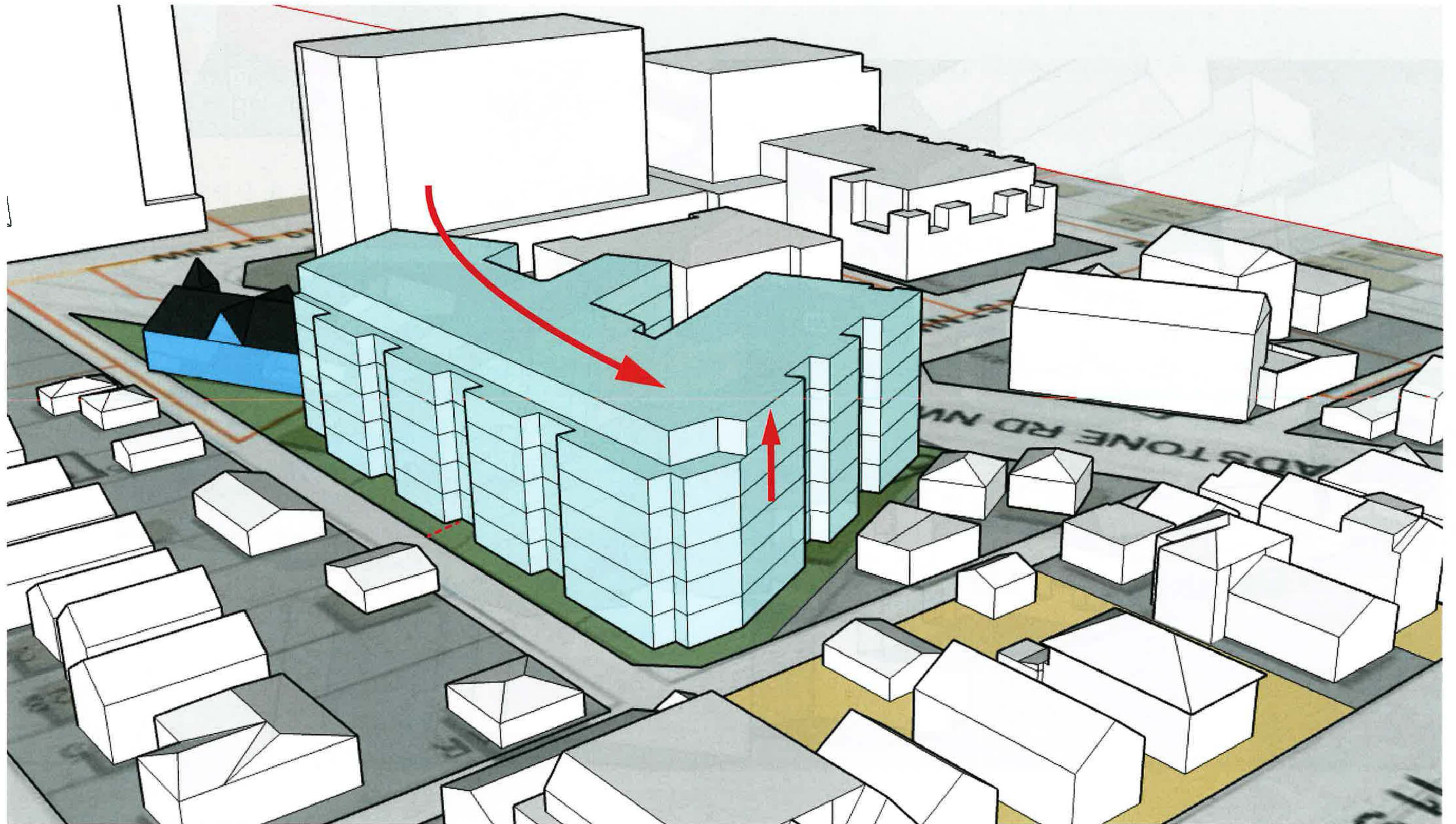
DC SITE 2



DC MASSING OUTCOME



VS. PROPOSAL



Purpose

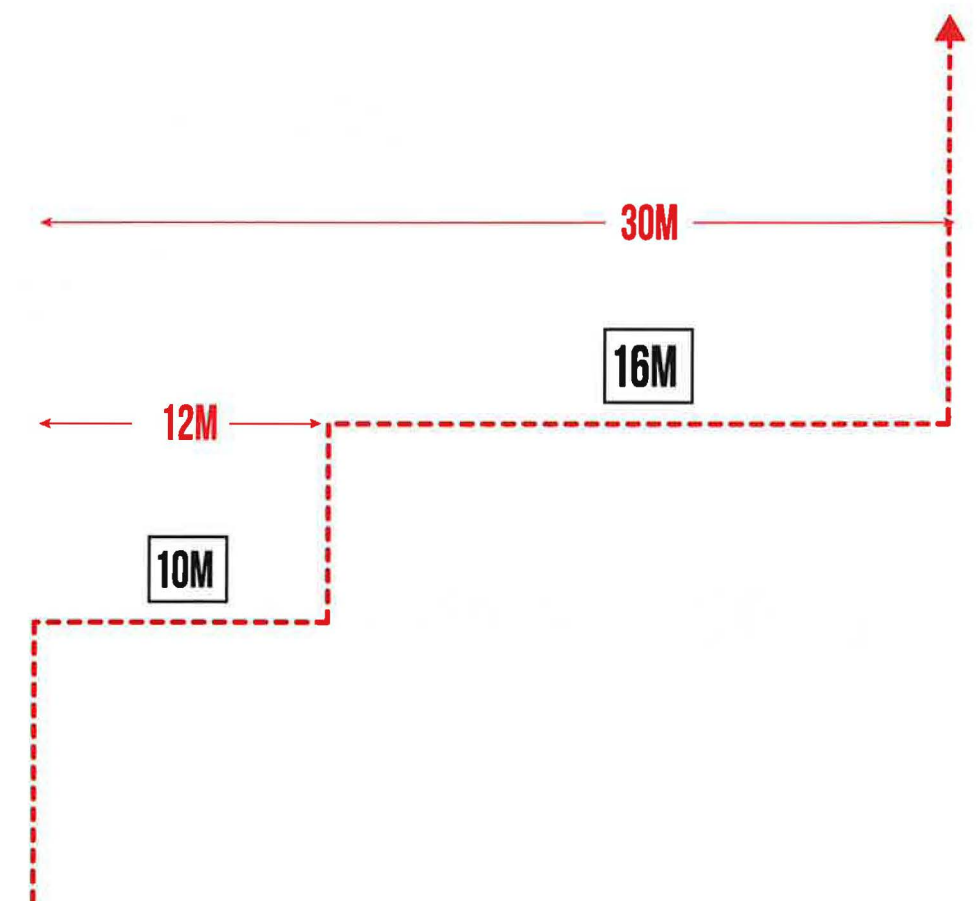
- + Allow for sensitive redevelopment of a parcel that is larger in size and with greater parcel depth than the majority of other parcels on 10th Street NW;
- + To create a built form where building height transitions from high to low from 10th Street NW to the low density residential development;

+ Streetwall Cornice

Building facade facing Gladstone Road must provide a cornice line of 3 storeys or a maximum height of 10.0 metres with a step-back of 3.0 metres.

Building Height

- + Where the parcel shares a property line on the west with a parcel designated as a low residential or M-CG district, the maximum building height referenced in subsection (1) is reduced to 10.0 metres measured from grade within 12.0 metres of the property lines rising to 16.0 metres maximum height for 30.0 metres from the shared property lines.



ASKING COUNCIL TO:

Reject the ARP height amendment of the Proposed Bylaw 43P2021

Amend the Direct Control guideline to:

Enforce the ARP height policy for Site 1 at 16M

Enforce the streetwall cornice for the front of the building

Enforce a massing stepdown

OR

Reject this land use.