

**POLICY AMENDMENT AND LAND USE AMENDMENT  
HILLHURST (WARD 7)  
NORTH OF MEMORIAL DRIVE NW AND EAST OF 10A STREET NW  
BYLAWS 9P2015 AND 32D2015**

**MAP 16C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate thirteen residential land parcels situated on Memorial Drive NW in the community of Hillhurst from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to a DC Direct Control District to allow for a street oriented multi-residential development.

The purpose of the Direct Control District is twofold:

- to implement the density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan approved by Council on 2012 November 05; and,
- to implement a site specific heritage density bonus provision through the legal protection of two heritage buildings situated on a separate site.

The proposed land use amendment requires an amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). The purpose of the ARP Amendment is also twofold:

- to include the subject site in the medium density policy area of Part II - Transit Oriented Development (TOD) area of the ARP; and,
- to include the site specific heritage density bonus provision as part of the eligible bonus items for Part II - Transit Oriented Development (TOD) area of the ARP.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATIONS**

2015 January 29

That Calgary Planning Commission recommends **APPROVAL** of the proposed Area Redevelopment Plan Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 9P2015 and 32D2015; and

1. **ADOPT** the proposed amendments to the Hillhurst/Sunnyside Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give first and second readings to the proposed bylaw 9P2015; and
3. **WITHHOLD** third reading pending the Municipal Historic Designation of the two heritage buildings, or until any other appropriate mechanism (executed agreement) is in place to ensure such designation will be executed.

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4. **ADOPT** the proposed redesignation of 0.39 hectares  $\pm$  (0.96 acres  $\pm$ ) located at 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1152, 1154, 1156, 1158, and 1160 Memorial Drive NW (Plan 4163P, Block 1, Lots 17 to 22; Plan 8811492, Block 1 Lots 158 to 164) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** DC Direct Control District to allow for a street oriented multi-residential development, in accordance with Administration's recommendation; and
5. Give first and second readings to the proposed bylaw 32D2015; and
6. **WITHHOLD** third reading pending the Municipal Historic Designation of the two heritage buildings, or until any other appropriate mechanism (executed agreement) is in place to ensure such designation will be executed.

**REASONS FOR RECOMMENDATION:**

The recommendation for approval of the land use redesignation is the result of a comprehensive engagement process between numerous stakeholders involved in the application. An outcome of general consensus and support were reached with a site specific agreement for a medium density multi-residential land use district, subject to the legal protection of two significant heritage buildings elsewhere in the community. In addition, the recommendation includes a financial contribution to the Hillhurst/Sunnyside community fund.

The Direct Control District (based on M-C2 District) proposes a residential density that is commensurate with the adjacent mixed residential densities and commercial uses.

The Area Redevelopment Plan (ARP) amendment proposes to include the subject site in Part II – Transit Oriented Development Area of the Hillhurst/Sunnyside ARP.

The subject site is situated within 600 metres (5 to 10 minute) walking distance of the Hillhurst/Sunnyside LRT Station and within walking distance to downtown Calgary. The subject site benefits from a sustainable Live-Work-Play location in close proximity to many neighbourhood and downtown parks, amenities and work opportunities.

The proposed land use redesignation is in keeping with the goals and policies of the Municipal Development Plan (MDP) for the Inner City Area.

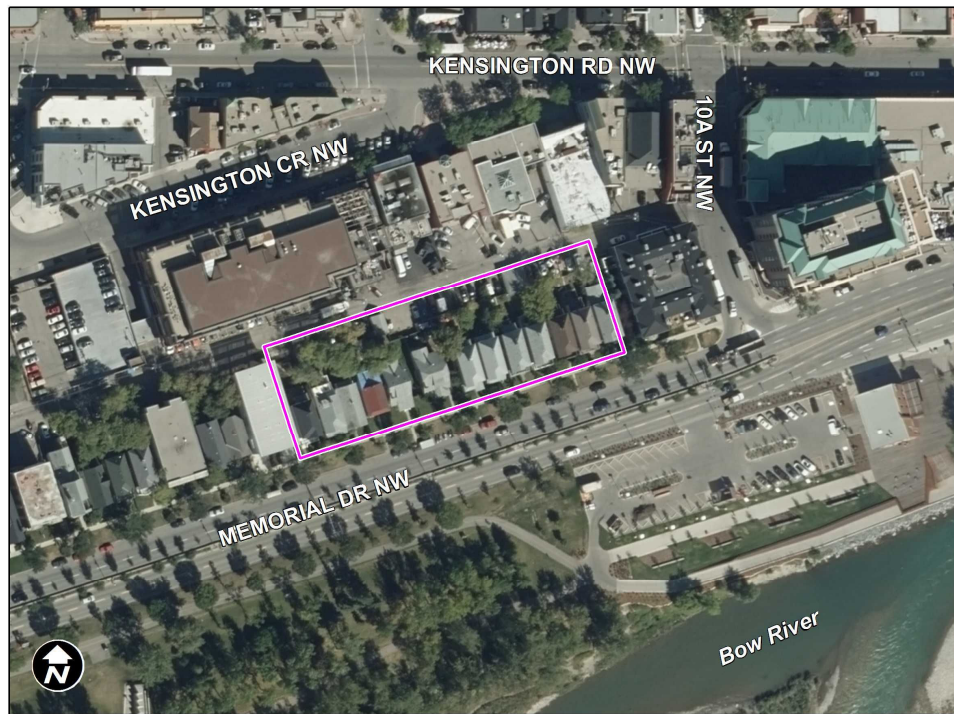
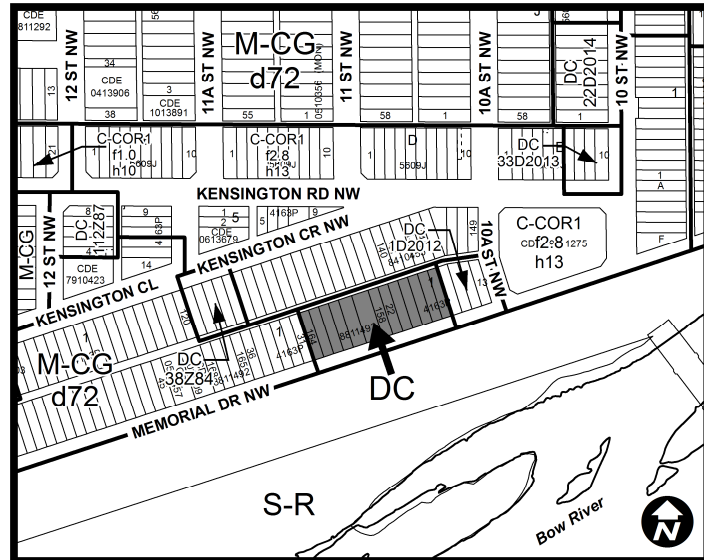
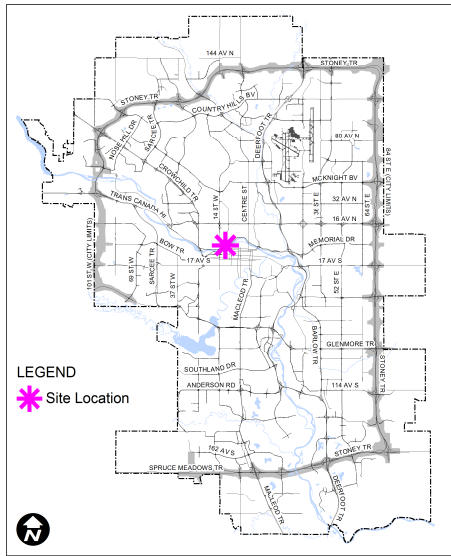
**ATTACHMENTS**

1. Proposed Bylaw 9P2015
2. Proposed Bylaw 32D2015
3. **Public Submission**

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Hillhurst/Sunnyside Area Redevelopment Plan as included in APPENDIX II of this report;

**Moved by: J. Gondek**

**Carried: 8 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.39 hectares  $\pm$  (0.96 acres  $\pm$ ) located at 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1152, 1154, 1156, 1158, and 1160 Memorial Drive NW (Plan 4163P, Block 1, Lots 17 to 22; Plan 8811492, Block 1 Lots 158 to 164) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to allow for a street oriented multi-residential development;
3. Give first and second readings to the proposed bylaws; and,
4. **WITHHOLD** third reading pending the Municipal Historic Designation of the two heritage buildings described in the Direct Control District under APPENDIX III, or until any other appropriate mechanism (executed agreement) is in place to ensure such designation will be executed.

**Moved by: J. Gondek**

**Carried: 8 – 0**

Reasons for Approval from Mr. Wright:

- This is an innovative and classic “thinking out of the box” approach to Heritage Planning. The extensive engagement of the City, the Developer and the Community ensures this has turned into a community building process rather than the alternative. Congratulations to all involved.

Reasons for Approval from Ms. Wade:

- Good approach to integration of Heritage Preservation and density allocation in strategic areas with support of the Community, Administration and Applicant.

Comments from Ms. Gondek:

- This application involves a trade-off between informally recognized “character” buildings for formally designated heritage buildings. Considering the subjective nature of the “character” building designation, we must exercise caution in usage of such subjective terminology in situations of redevelopment. Architecture and design evolve over time, and preservation of period styles may not be possible or desirable in many cases of redevelopment.



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**Applicant:**

DC Investments O/A The Dobbin Group

**Landowner:**

RJK Developments Ltd  
Richard Koetsier

Planning Evaluation Content	Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed?</i>	Yes	6
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>?</i>	No	7
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation?</i>	ARP Amendment	9
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site?</i>	No	12
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns?</i>	No	12
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites?</i>	No	12
<b>Growth Management</b> <i>Is there growth management direction for this site? Does the recommendation create capital budget impacts or concerns?</i>	No	13
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation?</i>	No	13

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site consists of 13 parcels situated on the north side of Memorial Drive between 10 Street NW and 14 Street NW in the community of Hillhurst.

The subject site is situated in a mixed use area with various residential and commercial uses and densities. More specifically:

- the Kensington Plaza Theatre, several commercial developments and the four (4) storey Kensington House office building is situated to the north of the subject site across the rear lane;
- the Kensington Gate nine (9) storey mixed use (commercial and residential) building and the two (2) storey Kensington Riverside Inn is situated directly adjacent and to the east of the subject site;
- several three (3) storey multi-residential developments and two (2) storey single detached dwellings are situated to the west of the subject site along Memorial Drive NW; and,
- the Bow River pathway system, the riverfront park and the Old Fire Hall #6 and adjacent parking lot are situated to the south of the subject site across Memorial Drive.

The subject site is also situated within walking distance (600 metres / 5 -10 minute) of the Hillhurst/Sunnyside, Downtown West/Kerby and 8 Street SW LRT stations. It is situated on Memorial Drive NW, a major east-west arterial, but also in close proximity to 10 Street NW and 14 Street NW as north-south arterials.

**BACKGROUND AND REVIEW PROCESS**

The existing land use district over the 13 parcels of the subject site is Multi-Residential – Contextual Grade-Oriented (M-CG d72) with a density modifier of 72 units per hectare. Although the subject site is currently developed with 13 single detached homes, the site has the land use rights for multi-residential development (M-CG) with a maximum of 28 units over the 13 parcels.

Administration commissioned Coriolis Consulting Corp. to conduct a market analysis of the subject site with the purpose to determine the amount of amenity contribution should a higher residential density above the base density of the M-CG (d72 or 0.72 FAR) District be supportable. A copy of the Coriolis study is attached in APPENDIX V of this report, and concluded that the existing density of the M-CG District may not be economically viable for redevelopment of the site. The Coriolis study further evaluated the Applicant's density proposal

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and determined that the proposed 2.5 FAR of the M-C2 District is viable for redevelopment from a financial perspective. For the density increase from 0.72 FAR to 2.5 FAR, the Coriolis study suggested the amenity contribution in the order of \$300,000.

From a CPAG perspective, Administration evaluated the proposed density increase and is able to support this land use amendment application to the Multi-Residential – Contextual Medium Profile (M-C2) District with a maximum floor area ratio of 2.5 FAR and a maximum height of 16.0 metres.

To implement this density increase which requires an amenity contribution, density bonus provisions are required in the Hillhurst/Sunnyside ARP. Such density bonus provisions have already been approved by Council and executed through Development Permit Applications in Part II – Transit Oriented Development (TOD) Area of the ARP. For these reasons, the proposal is to include the subject site in Part II – TOD Area of the ARP, which contains the density bonus provisions as well as detailed development policies and design guidelines.

Through the public engagement process, the residents of Hillhurst/Sunnyside expressed the need for increased heritage preservation in the community. The Applicant of this land use amendment application also owns two significant heritage buildings and offered these buildings for municipal heritage designation in exchange for the increased density on the subject site.

## **LAND USE DISTRICT**

The land use district proposed for this application is a DC Direct Control District. The purpose of the DC District is to accomplish the following outcomes:

- to allow for a street oriented multi-residential development;
- to implement a site specific heritage density incentive; and,
- to implement the Hillhurst/Sunnyside ARP density bonus provisions approved by Council on 2012 November 05.

The proposed DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District with a maximum floor area ratio of 2.5 and with a maximum building height of 16.0 metres.

In addition to allowing for a multi-residential development of medium height and medium density, the Direct Control District has a number of key components:

- it allows for a range of residential uses and built-forms under the Multi-Residential – Contextual Medium Profile (M-C2) District;
- it allows for the implementation of a site specific heritage density incentive provision through the legal protection of two heritage buildings situated on a separate site;

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- it allows for the implementation of the density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan approved at the time of the future development permit application;
- it allows for the implementation of the development guidelines and policies of the Hillhurst/Sunnyside Area Redevelopment Plan; and,
- it requires at grade units on Memorial Drive NW to be street oriented.

## **HERITAGE**

This land use and policy amendment represents a negotiated solution between the applicant and The City that will see the protection of two heritage sites which are listed on Calgary's Inventory of Evaluated Historic Resources (the Inventory) in consideration for the proposed land use amendment. The heritage sites are the 1911 "Smith (Cozzubbo) Residence" (the northerly brick portion of the Kensington Pub) at 207 - 10A St NW, and the 1911 Arnell Block, (now a Starbucks) at 1122 Kensington Road NW. The properties are owned by the applicant of this land use amendment.

The solution was negotiated to offset the loss of heritage character in the community that would arise with the proposed land use amendment and subsequent redevelopment of the subject site at 1134 – 1160 Memorial Dr. NW, now occupied by 13 character homes. While these 13 homes are not listed on The City's Heritage Inventory, they do have cumulative heritage value and contribute to the valued heritage character of the community. The conservation of heritage character in the community is supported by the Area Redevelopment Plan and the loss of community heritage character as a result of the proposed land use amendment is a concern that has been identified by community members. In consideration for the proposed land use amendment, the applicant agrees, however, to designate as Municipal Historic Resources the Arnell Block and the Smith (Cozzubbo) Residence, which they own.

Designation of the Arnell Block and the Smith (Cozzubbo) Residence would represent a significant community benefit in terms of heritage conservation in the community. Given that their lands currently possess a much higher land use of Commercial – Corridor 1 (C-COR1f2.8h13) than what is realized on the site, the feasibility of retaining these buildings would be very challenging if the owners chose to redevelop the site to its full potential. Thus, the opportunity to retain these two heritage buildings is an opportunity which may otherwise be elusive in the future.

Administration considered a variety of ways to secure community benefit associated with the proposed land use amendment, and in particular a way to offset the loss of heritage character by securing heritage protection elsewhere. The Coriolis study commissioned by The City determined that a community amenity contribution equivalent to approximately \$300,000 would be a fair valuation of the additional density proposed in this land use amendment. The Applicant's agreement to designate the two heritage buildings, in addition to providing a cash contribution in excess of \$100,000 to the Hillhurst / Sunnyside Park Improvement Fund, or

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another community fund approved by Council at the time of the development permit), is commensurate to the community benefit that The City should request, as suggested by the study.

While the loss of the 13 character homes on the proposed land use amendment site represents a loss of community character, their preservation is challenging given that The City has limited tools to conserve them through legislative or financial means.

Although it's unclear when it would be economically feasible to redevelop the thirteen properties, since they currently have a higher existing land use district of M-CGd72 than what is existing on their site, it cannot be assumed they would remain indefinitely, regardless of the subject land use amendment.

The proposed negotiated solution would secure the protection of two heritage resources. The City will execute an agreement with the applicant allowing The City to designate the Arnell Block and the Smith (Cozzubo) Residence if their land use application is approved; the agreement will be executed prior to third reading of the proposed land use amendment bylaw.

## **LEGISLATION & POLICY**

### **Municipal Development Plan**

On the Urban Structure map of the Municipal Development Plan (MDP), the land use typology for the subject site is shown as an *Inner City Area* within the *Developed Area* of the city.

The land use policies for the Inner City Area allows for intensification adjacent to areas designated for higher densities such as Neighbourhood Corridors. The subject site is situated adjacent to the intersection of two Neighbourhood Corridors at Kensington Road NW and 10 Street NW.

The MDP states that a range of intensification strategies should be employed to allow for modest intensification of Inner City areas, from parcel-by-parcel to larger more comprehensively planned approaches at the block level. The subject site consists of 13 parcels and the proposal is to develop a comprehensively planned multi-residential development.

The MDP policies also ask for street oriented development with front door access to the street to encourage pedestrian activity. The proposed DC District specifically requires at grade units on Memorial Drive to have front door access visible from the street with a zero metres setback for amenity space.

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*Hillhurst/Sunnyside Area Redevelopment Plan  
(latest amendment 2012)*

The subject site is designated *Low Density Multi-Unit* in Part I of the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) with a maximum density of 75 units per hectare (0.75 FAR). In light of the proposed land use redesignation, an ARP amendment to Part I is required to change the policy designation of the subject site to *Medium Density*. The *Medium Density* policy area allows for a maximum 2.5 FAR and a maximum 16.0 metre height.

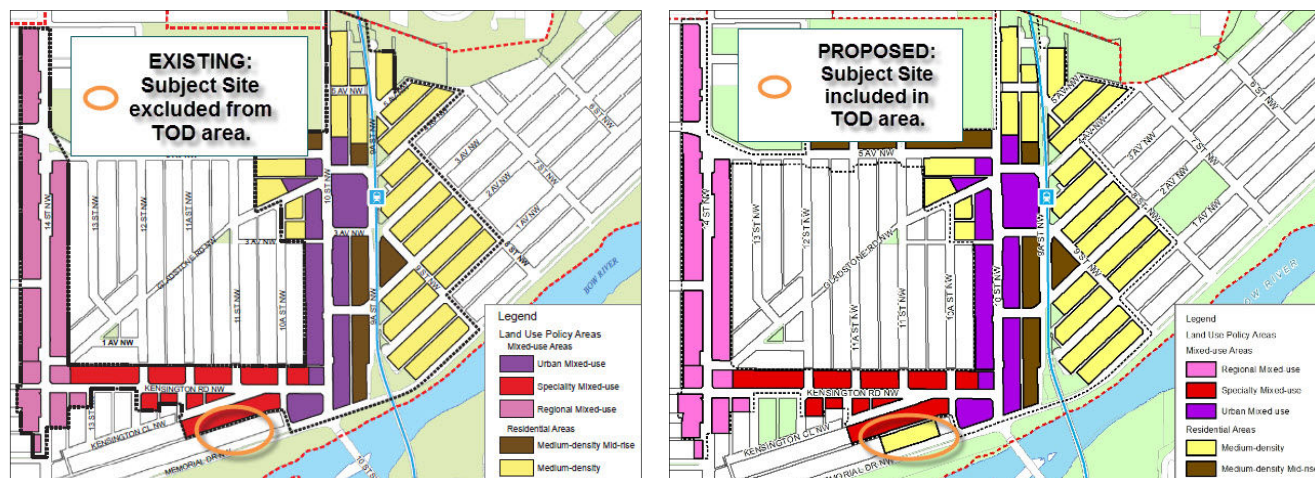
In 2009, Council approved and included *Part II – Transit Oriented Development Area* in the Hillhurst/Sunnyside Area Redevelopment Plan. Map 1.1 - TOD Study Area in Part II of the ARP identifies the land parcels earmarked for a potential density increase, subject to the density bonus provisions in the ARP (Section 3.1.5). The subject site however, currently falls outside, but adjacent, to the TOD Area along Kensington Road NW. Administration reviewed the ARP amendment, and in consultation with the Community Association, recommends that the subject site be included in Part II – Transit Oriented Development Area of the ARP. The advantages of including the subject site in Part II - TOD area are the following:

- it contains the new Part of the ARP approved by Council in 2009 after a substantial planning review and public engagement process;
- it is based on the new land use districts of Land Use Bylaw 1P2007 (not 2P80);
- it contains detailed planning policies and design guidelines to promote Transit Oriented Development;
- it contains Council approved density bonus provisions for contribution to the current Parks Improvement Fund or future proposed Community Enhancement Fund; and,
- the Hillhurst/Sunnyside Community Association is in support of the inclusion in Part II.

The amendment to the Hillhurst/Sunnyside ARP therefore proposes to include the subject site within the boundaries of the Transit Oriented Development (TOD) area and apply the *Medium Density* policy area of Map 3.1 in the ARP to the site. The *Medium Density* policy area encourages redevelopment with multi-residential developments of medium density and low-rise (maximum 4 storeys) buildings. The *Medium Density* area is predominantly residential and requires no expansion of commercial uses beyond the currently established commercial areas.

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The proposed ARP amendment requires several map changes which are included in APPENDIX VII to APPENDIX XV of this report. The text amendments to the ARP are included in Appendix II of this report and can be summarized as follows:

- amend nine (9) maps to include the subject site in the Transit Oriented Development area of the ARP;
- include a site-specific heritage density bonus provision; and
- delete a policy on height that is inconsistent with the intent of the height rules of the M-CG and M-C2 land use districts.

In Part II of the Hillhurst/Sunnyside ARP, the TOD policies in the Medium-Density Area emphasize medium-density low-rise (four storey) development oriented towards the street to support a pedestrian-friendly environment. From a land use perspective, the proposal contained in this application complies with the principles and policies of the Hillhurst/Sunnyside Area Redevelopment Plan's Transit Oriented Development - Medium Density policy area.

### Heritage

The subject site currently contains 13 character homes that are not registered on the City's Inventory of Evaluated Historic Resources. The existing homes are used primarily as multi-residential rental units and the current land use amendment application proposes to redevelop the site in its entirety. The City's Heritage Planning determined that a heritage off-set for the loss of the 13 character homes on the parcel would be appropriate. Although the Hillhurst/Sunnyside ARP contemplates heritage preservation policies and targeted assets for preservation, it does not currently provide a heritage density transfer or bonus incentive policy. Heritage Planning and the Applicant worked together to develop a unique heritage off-set for this application.



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Several options were thoroughly explored included *in situ* and off-site preservation of commercial buildings. Negotiations and heritage assessments determined that the heritage value of the homes on the property was largely due to the assembly of the homes as an uninterrupted streetscape and not due to any individual building quality or uniqueness; therefore preservation of any portion of the character homes alone would not meet heritage preservation requirements.

Consequently other off-set options were explored. The Applicant brought forward an option to preserve two commercial buildings within their business inventory: the Arnell Block at 1122 Kensington Road NW (Starbucks Building) and Smith (Cozzubbo) Residence" located at 207 - 10 A Street NW, the northern third of the building generally known as The Kensington Pub. These properties were included in the heritage preservation offering and accepted by Heritage Planning.

The *Municipal Heritage Designation* of these two off-site commercial buildings has been included in the Direct Control District and the ARP amendment. Further, a legal agreement will be executed prior to third reading by Council. This application conforms to the heritage conservation objectives and policies within Section 8.0 - Heritage Conservation of the Hillhurst/Sunnyside Area Redevelopment Plan, which can be summarized as follows:

- The City of Calgary will continue to encourage the conservation of significant historic resources in Hillhurst/Sunnyside and will work with property owners in securing the designation of significant historic resources, both at municipal and provincial levels.

## **TRANSPORTATION NETWORKS**

A Traffic Impact Assessment (TIA) was provided by the Applicant in support of the proposal for a multi-residential development. The purpose of the TIA was to assess the impact of the proposal on the shared commercial laneway after concerns arose during community engagement. The TIA indicated that the commercial laneway capacity would not be significantly impacted by this application. The TIA was submitted to Transportation Planning for review and was accepted.

The following comments have been provided on the TIA:

At the development permit stage, the Applicant shall be responsible for:

- painting a centre line on 10A Street, between Memorial Drive NW and Kensington Road NW; and,
- painting "No parking" bulbs on either side of the laneway entrance to further discourage illegal parking.

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The subject site is situated on Memorial Drive NW which is designated a Parkway. Vehicular access to the subject site will not be allowed from Memorial Drive and must only be provided from the rear lane. The site is further situated in close proximity to Kensington Road NW, 10 Street and 14 Street NW, all designated as Boulevards (Urban and Neighbourhood) in terms of the Road and Street Network map in the Calgary Transportation Plan.

The subject site is also situated within a 600 metre (5 to 10 minute) walking distance of both the Hillhurst/Sunnyside and Downtown West LRT stations.

### **UTILITIES & SERVICING**

The following comments are provided on utilities and servicing:

- a water main is available to service the subject site however, at the development permit stage the existing 150 millimetre water main is required to be upgraded to 250 millimetre from 10A Street NW (tie to the existing 300 millimetre) to 1160 Memorial Drive NW;
- a 300 millimetre (CON) sanitary sewer main is available to service the subject site;
- at the development permit stage a Sanitary Servicing Study will be required for review and acceptance; and
- a 300 millimetre (CON) storm sewer main is available to service the subject site.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required for the land use application.

### **GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment at this time and therefore, no growth management concerns have been identified.

### **PUBLIC ENGAGEMENT**

#### **Community Association Comments**

The Hillhurst/Sunnyside Community Association (CA) has been involved in the review of the application since the submission in 2013. Numerous meetings were held and negotiations undertaken between the Applicant, the Planning Committee of the CA and Administration to prepare the most appropriate and viable recommendation to Calgary Planning Commission and Council.

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The CA provided comments in 2013 December stating that they wish to withhold detailed comments at that time to allow the Multi-Stakeholder Task Force to complete the proposed public engagement process. The letter is included in APPENDIX IV.

In 2015 January, the Community Association provided final comments in general support of the proposed land use amendment and heritage conservation agreement. The letter is included in APPENDIX IV of this report and expressed support for the medium density and medium height proposed for the multi-residential development. Support has also been expressed for the preservation of the two historic commercial buildings, while the CA remains disappointed with the destruction of the thirteen (13) character homes currently existing on the site.

**Citizen Comments**

The land use amendment application was duly advertised and circulated for comments on the proposed multi-residential development. No citizen comments were received from the circulation.

**Public Meetings**

Extensive public and community engagement was conducted by the Applicant over a two year period. In addition to the standard public engagement process, the Applicant further participated in the Hillhurst/Sunnyside Multi-Stakeholder Task Force (MSTF).

The MSTF is an ongoing pilot project to develop a new public engagement model where all stakeholders and community members review and explore development proposal in an open and innovative environment.

Public engagement began even before the application was formally submitted to Administration in 2013, August.

- 2013 August 01 - The applicant conducted a public engagement meeting and included a detailed reporting letter on community concerns with the application; this meeting was attended by over 30 residents. Primary concerns were: traffic impact on shared lane-way; removal of character homes; and guarantee of design. As a result of these concerns, the Applicant provided a Traffic Impact Study on the lane-way and began heritage off-set negotiations with the MSTF and community members.

The applicant participated in all MSTF meetings conducted in 2013 and 2014 and this land use amendment application was discussed repeatedly throughout the exploration process. This application was used as a pilot project by the MSTF to explore new engagement processes for the community, the City and special interest groups. MSTF meetings specific to this application were conducted as follows:

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- 2013 December 04 – Presentation of materials by the Applicant to the MSTF as requested, to explore the demographic / population impact of the development on the area – two (2) infographics were presented. The Traffic Impact Assessment report findings were presented.
- 2014 January 08 – MSTF “Explore” Session - Presentation of materials by the Applicant to the MSTF and the public, as requested, focusing on how the development met *Imagine Calgary’s* 100 Year Goals. The meeting was attended by forty (40) representatives from the community, Business Revitalization Zone (BRZ), City of Calgary departments, special interest groups and neighbours. This meeting was also reported on by the media, introducing the MSTF model to the public.
- 2014 January 30 – MSTF “Explore 2” Session – The Applicant provided feedback to the MSTF on concerns and heritage preservation options identified in the first Explore session.
- 2014 May 27 – The Applicant presented a formal heritage off-set proposal for discussion.
- 2014 June 15 – The final heritage off-set proposal was formally presented to the MSTF for review and acceptance.

In 2014 June, a new Hillhurst/Sunnyside Planning Committee was elected and the full materials from the MSTF meetings and the application information were presented to the Planning Committee for review.

- 2014 September – Negotiations on the heritage off-set triggered the further exploration of increased density and height opportunities on the subject site. The Applicant presented for review to the Planning Committee a proposal containing higher heights and densities with the preservation of some of the character homes on-site.
- 2014 September – Administration presented in a Community Association meeting the draft Direct Control District for review by the Planning Committee.
- 2014 October – The HSCA Planning Committee feedback did not support the alternative heritage preservation on-site option including the higher density and height. The Applicant acknowledged the request to return to previous off-set option and withdrew the increased density/height discussion per the Planning Committee’s request.
- 2015 January – Administration presented and discussed in a Community Association meeting the final Direct Control District and Hillhurst/Sunnyside Area Redevelopment Plan amendment for the Calgary Planning Committee and Council reports.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
HILLHURST (WARD 7)  
NORTH OF MEMORIAL DRIVE NW AND EAST OF 10A STREET NW  
BYLAWS 9P2015 AND 32D2015**

**MAP 16C**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

**Application Summary**

This application proposes to re-designate the properties located at 1134-1160 Memorial Drive NW, in the community of Hillhurst/Sunnyside, from M-CG d72, Multi-Residential - Contextual Ground Oriented to a Direct Control (DC) District (based on MC-2 guidelines) to accommodate a new mid-rise residential building. The DC guidelines propose to implement both the TOD area levy and a heritage density provision through the legal protection of two off-site heritage buildings into the Municipal Heritage Registry as off-set against the removal of the 13 character homes on-site (the homes are not designated heritage homes).

An amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) is anticipated to include the site into the ARP, specifically within the Medium-Density Area, to reflect the developer's commitment to the design and guideline ideals of the ARP for the re-development and provide certainty of design and build-out to the Community. The site falls within the 600m radius Transit Oriented Development (TOD) areas of both the Sunnyside Station and 8<sup>th</sup> Street SW Station.

The parcels face onto Memorial Drive which is a major arterial roadway. The application proposes vehicular access via the commercial laneway, with no access onto Memorial Drive.

Surrounding lands include a two-storey apartment building to the west, the Kensington Inn to the east and mid-rise commercial use buildings to the north sharing the commercial laneway.

The anticipated build-form is a 4-storey development with public-accessible courtyards, private amenity space and public walk-ways on both sides of the building(s). The building will be street- and pedestrian-oriented, well-articulated and designed with privacy for adjacent properties taken into consideration. The policies and guidelines for TOD and Medium-Density areas will apply to the new development.

**Public Engagement**

The applicant has agreed to participate as a pilot project of the Hillhurst Sunnyside Community Association's (HSCA) Multi-Stakeholder Task-force (MSTF) on developer engagement. Unique materials and engagement approaches will be utilized to engage the public and assist in the development of a new engagement process for HSCA.

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**APPENDIX II**

**PROPOSED AMENDMENTS TO THE HILLHURST/SUNNYSIDE  
AREA REDEVELOPMENT PLAN**

- (a) In Part I, delete existing Map 3 entitled "Residential Character Areas" and replace with the revised Map 3 entitled "Residential Character Areas" (APPENDIX VII).
- (b) In Part I, delete existing Map 4 entitled "Sites Requiring Implementation Action" and replace with the revised Map 4 entitled "Sites Requiring Implementation Action" (APPENDIX VIII).
- (c) In Part I, delete existing Map 5 entitled "Area Schools" and replace with the revised Map 5 entitled "Area Schools" (APPENDIX IX).
- (d) In Part I, delete existing Map 6 entitled "Transportation System" and replace with the revised Map 6 entitled "Transportation System" (APPENDIX X).
- (e) In Part II, delete existing Map 1.1 entitled "TOD Study Area" and replace with the revised Map 1.1 entitled "TOD Study Area" (APPENDIX XI).
- (f) In Part II, delete existing Map 3.1 entitled "Land Use Policy Areas" and replace with the revised Map 3.1 entitled "Land Use Policy Areas" (APPENDIX XII).
- (g) In Part II, delete existing Map 3.2 entitled "Maximum Densities" and replace with the revised Map 3.2 entitled "Maximum Densities" (APPENDIX XIII).
- (h) In Part II, Section 3.1.5 Density, Policy 4, add the following at the end:

*"iii. Designation of Historic Resources*

*For a density bonus on the parcels situated at 1134 to 1160 Memorial Drive NW, the following two buildings may be designated as Municipal Historic Resources under the Historical Resources Act:*

- (a) *The "Smith (Cozzubbo) Residence" located at 207 10 A Street NW; and,*
- (b) *The "Arnell Block" located at 1122 Kensington Road NW."*
- (i) In Part II, delete existing Map 3.3 entitled "Building Heights" and replace with the revised Map 3.3 entitled "Building Heights" (APPENDIX XIV).
- (j) In Part II, Section 3.2.3 Residential Areas, delete Policy 17 and renumber accordingly.
- (k) In Part II, delete existing Map 3.4 entitled "Urban Design Initiatives" and replace with the revised Map 3.4 entitled "Urban Design Initiatives" (APPENDIX XV).

POLICY AMENDMENT AND LAND USE AMENDMENT  
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APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to:
- (a) provide for a street oriented **Multi-Residential Development** of medium height and medium **density**;
  - (b) include the purpose statements of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007; and,
  - (c) implement a site specific heritage density incentive for the legal protection of two heritage **buildings** situated on a separate site.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**General Definitions**

- 4 In this Direct Control District, “**Municipal Historic Resource**” means a **building** or **parcel** designated, by bylaw, as a historical resource through the *Historical Resources Act R.S.A. 2000 c. H-9*.

**Permitted Uses**

- 5 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 6 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

- 7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 0.72.



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- (2) The **floor area ratio** may be increased to a maximum of 2.5 if the following two density bonus amenities are provided:
- (a) a contribution to the Hillhurst/Sunnyside Park Improvement Fund, or any other fund established in the Hillhurst/Sunnyside Area Redevelopment Plan at the time of the Development Permit application, such that:
    - (i) Cash Contribution Amount = Cash Contribution Rate x Total Floor Area in square metres above the **floor area ratio** of 0.72.
    - (ii) For the purposes of this Direct Control District, the Cash Contribution Rate means \$17.85 per square metre based on the Statistics Canada Consumer Price Index for Calgary in 2014; and
  - (b) the designation of both the following two **buildings** as **Municipal Historic Resources**:
    - (i) The “Smith (Cozzubbo) Residence” located at 207 10 A Street NW and legally described as a portion of Lots 5 to 10, Block D, Plan 5609 J; and,
    - (ii) The “Arnell Block” located at 1122 Kensington Road NW and legally described as a portion of Lots 5 to 10, Block D, Plan 5609 J.

**At Grade Orientation of Units**

**9** All **units** in a **Multi-Residential Development** that front onto Memorial Drive NW and that are located on the floor closest to **grade** must have:

- (a) an individual, separate, direct access to **grade**; and,
- (b) an entrance that is visible from the **street** that the **unit** faces.

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APPENDIX IV

LETTERS SUBMITTED



**Sent via email**

Giyan Brenkman  
Senior Planner - Land Use Amendment Services  
Land Use Planning and Policy  
The City of Calgary  
[giyan.brenkman@calgary.ca](mailto:giyan.brenkman@calgary.ca)

December 20, 2013

**Re: Memorial Drive Land Use Redesignation (Rezoning) and Area Redevelopment Plan Amendment  
Application - LOC2013-0063**

Dear Giyan,

Thank you for the opportunity to comment on LOC2013-0063.

Due to the upcoming Multi-Stakeholder Task Force (MSTF) meetings and recent conversations with you, we would like to withhold detailed comments at this time. When the MSTF meetings have concluded we will have a better understanding of both the proposal and the subsequent steps in this non-standard process. Therefore, we would request that our opportunity to comment be reserved until that time.

In addition, we would request to be circulated upcoming materials in regards to this proposal.

Regards,

Cody Van Hell on behalf of the HSCA Community Planning Committee

cc:

City Councillor Druh Farrell, Ward 7 ([druh.farrell@calgary.ca](mailto:druh.farrell@calgary.ca))  
Tim Kitchen, Chairman, Board of Directors, HSCA ([tim.kitchen@me.com](mailto:tim.kitchen@me.com))  
Hillhurst Sunnyside Community Planning Committee ([hscaplanning@gmail.com](mailto:hscaplanning@gmail.com))  
Thom Mahler, Manager, Established Community Planning, Land Use Planning & Policy  
([thom.mahler@calgary.ca](mailto:thom.mahler@calgary.ca))

POLICY AMENDMENT AND LAND USE AMENDMENT  
HILLHURST (WARD 7)  
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15 January 2015

Giyan Brenkman  
Senior Planner - Land Use Amendment Services  
Land Use Planning and Policy  
The City of Calgary  
PO Box 2100, Stn M, #8117  
Calgary, AB T2P 2M5

Delivered via email to [giyan.brenkman@calgary.ca](mailto:giyan.brenkman@calgary.ca)

**RE: Proposed Land Use Amendment: LOC2013-0063 (1134-1160 Memorial Drive NW)**

Dear Mr. Brenkman,

On behalf of the Planning Committee ("HSPC") of the Hillhurst Sunnyside Community Association ("HSCA") please accept this letter and comments with respect to the proposed direct control district (the "Proposed DC") for Memorial Drive application LOC2013-0063 and associated changes to the Hillhurst Sunnyside Area Redevelopment Plan (the "ARP").

The HSPC believes that the applicant and City of Calgary representatives both engaged relevant stakeholders in good faith over a two year process. The result was a land use amendment and related ARP amendment negotiated to the benefit of all parties. We are particularly positive about the medium height and medium density form for this location and, while we are disappointed about the expected destruction of 13 historic homes on the site, we are positive about the preservation of two historic commercial buildings.

Specific comments on the Proposed DC are as follows:

***Municipal Historic Resource***

Our supportive position on the Proposed DC is based on our understanding that the planned Municipal Historic Resources designation process will involve creation of a contract that among other things will require protection of the façade of these two buildings and thus help protect the unique character of this section of Kensington road.

We also understand that the Municipal Historic Resources designation must be received prior to Council giving Land Use approval thus eliminating the possibility that a change in ownership or other event would allow the land use change to proceed without the Municipal Historic Resources designation.

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***Cash Contribution***

We understand and support that the Proposed DC may change from the version we saw to allow flexibility for the Cash Contribution Amount to go to another "community" fund that is yet to be created. We look forward to participating in the governance of both of these funds.

Specific comments to the Proposed ARP Amendment are as follows:

***Change to Height Limitations***

From our discussions we understand that the proposed deletion of Policy 17 in Part II, Section 3.2.3 Residential Areas will not result in buildings of 16 meter height at the rear property line but rather that the height in the Medium Density Area will follow guidelines laid out in MC-2 District in the Land Use Bylaw which sets out a transition from a height of 11 meters at the property line to a height of 16 meters at a distance of 5 meters from the property line.

***Other Comments***

- We believe eventual development of this site should enhance the existing streetscape and pedestrian environment along Memorial Drive given its high visibility in the community and proximity to parks and plazas along the Bow River.
- We would be particularly pleased to see a building constructed that is in keeping with the character of Hillhurst Sunnyside and the guidance provided by the ARP and is of a quality that matches the prominence of this site.
- Further discussion and advance planning with respect to parking, garbage/recycling truck access and the interface of residential with commercial would also be beneficial.

Finally, we would like to once again express our strong desire to work with the City of Calgary and applicants on heritage preservation and the creation of affordable and non-profit housing units, both of which are identified as priorities in the ARP.

Sincerely,

Andrew Kuzma, Member  
HSCA Planning Committee

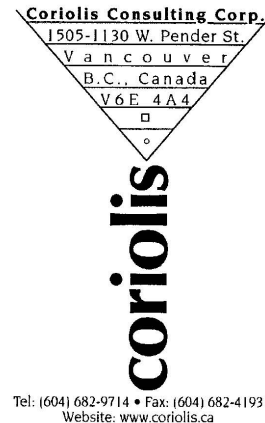
Robert McKercher, Chair,  
HSCA Planning Committee

cc: City Councillor Druh Farrell, Ward 7 ([ward07@calgary.ca](mailto:ward07@calgary.ca))  
Tim Kitchen, Chair, Board of Directors, HSCA ([tim.kitchen@me.com](mailto:tim.kitchen@me.com))  
Lisa Chong, Community Planning Coordinator, HSCA ([hscaplanning@gmail.com](mailto:hscaplanning@gmail.com))  
Jennifer Dobbin, [Jennifer.dobbin@me.com](mailto:Jennifer.dobbin@me.com)

POLICY AMENDMENT AND LAND USE AMENDMENT  
HILLHURST (WARD 7)  
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**APPENDIX V**  
**CORIOLIS REPORT**



**VIA EMAIL**

14 April 2014

Ms. Deborah Cooper  
Coordinator, Established Community Planning  
Land Use Planning & Policy  
The City of Calgary  
P.O. Box 2100, Station M, #8117  
Calgary, AB T2P 2M5

Dear Ms. Cooper:

**Re: Amenity Contribution for 1134 to 1160 Memorial Drive NW**

**Background**

A developer has applied to the City of Calgary to change the Land Use (i.e. zoning) for a property at 1134 to 1160 Memorial Drive NW, which is located just outside the Hillhurst/Sunnyside ARP density bonus area. This site is currently designated M-CG d72, which allows a density of 0.72 FAR and the developer is proposing to change the existing Land Use to a density of 2.5 FAR. The City of Calgary commissioned Coriolis Consulting Corp. to conduct a site-specific analysis in order to determine an appropriate amenity contribution for the proposed change in Land Use.

**Subject Site**

The subject site is an assembly of 13 single family lots with a total site area of about 42,000 square feet and approximately 350 feet of frontage along Memorial Drive NW. The site is close to the popular Kensington shopping district and offers views of the Bow River and downtown Calgary. The city centre is a short walk away and LRT is nearby, both of which enhance the value of the site. Heavy traffic on Memorial Drive NW and adjacent commercial uses could negatively impact the value of the site.

**Approach**

We used the following approach to analyze the potential for an amenity contribution for the proposed development:

1. First, we estimated the value of the subject site under its existing use.
2. We then determined if the subject site is an attractive development site under its existing Land Use designation.
3. We then estimated the value of the subject site if its Land Use is changed to the proposed density.
4. We concluded by determining the potential increase in value that would result from the additional proposed density and the implications for a possible amenity contribution from the developer.

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Existing Value

In order to determine the existing value of the site, we looked at two indicators of value.

1. Value as single family homes.

The subject site is an assembly of 13 single family lots which are all currently improved with older homes. Based on a review of comparable single family home sales prices in the immediate area of the subject site, the subject lots range in value from about \$700,000 to \$1,100,000 depending on lot size. Attachment 1 shows that these lot prices are equal to a value of around \$9.7 million dollars for the entire site under its existing use.

2. Value as redevelopment site under existing zoning.

We also analyzed the redevelopment potential of the site under existing zoning by conducting a land residual analysis. At 0.72 FAR, we anticipate that a developer would build townhomes over a common parking garage. The revenue assumptions we used in our analysis are based on a detailed review of multi-family unit sales at comparable projects in the Hillhurst/Sunnyside neighbourhood. The cost assumptions used in our analysis are based on information available from quantity surveyors such as Altus and BTY and supplemented by construction cost data we have from actual projects built in Calgary. For detailed revenue and cost assumptions see Attachment 2. Based on our analysis, we estimate that townhouses at 0.72 FAR produce a residual land value of about \$4.4 million, which indicates that redevelopment is not viable under existing zoning. The site is much more valuable in its existing use as 13 single detached lots than as a townhouse development site.

Change in Land Use

Next we evaluated the site's value based on the proposed density of 2.5 FAR. In order to evaluate the change in value, we used two approaches:

1. Value as a redevelopment site with a change in Land Use to 2.5 FAR, based on a land residual analysis.

We analyzed the redevelopment potential of the site under existing Land Use designation by conducting a land residual analysis. At 2.5 FAR, we assumed that the developer would build a four-storey wood-frame building over a common parking structure. The revenue assumptions we used in our analysis are based on a detailed review of multi-family unit sales at comparable projects in the Hillhurst/Sunnyside neighbourhood. The cost assumptions used in our analysis are based on information available from quantity surveyors such as Altus and BTY and supplemented by construction cost data we have from actual projects built in the city of Calgary. For detailed revenue and cost assumptions see Attachment 3. Based on our analysis, we estimate that condominium units at 2.5 FAR produce a land value of about \$10.1 million, so redevelopment is viable but generates very little increase in land value.

2. Comparable site sales approach.

We were unable to obtain any comparable site sales data for the Hillhurst/Sunnyside neighbourhood, but wood-frame development sites in comparable inner-city neighbourhoods such as Mission and Beltline have recently sold for around \$90-95 per buildable square foot. This is equal to \$9,450,000 to \$9,975,000 if applied to the subject site, which is slightly under the value determined using the land residual approach.

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Implications

Under existing zoning, the subject site is not a development candidate because the existing use is too valuable. If the site's Land Use is changed to 2.5 FAR, it is likely worth up to \$10.1 million dollars, which means that a change in Land Use would add up to approximately \$400,000 in value to the subject site compared to the existing use. If we calculate the maximum land value gain per square foot of additional density, it would be \$400,000 divided by 74,760 square feet (site size of 42,000 square feet x an FAR gain of 1.78), which is about \$5.35 per square foot of additional density. Using the City's amenity contribution approach of 75% of the increase in value, the appropriate amenity contribution would be approximately \$300,000, or about \$4.01 per square foot of additional density. Note, though, that the land value increase could be smaller than this estimate, based on comparable site sales evidence. We suggest that the City propose a contribution of \$300,000 but prepared to negotiate.

Despite a large gain in FAR between existing zoning and the proposed density, the increase in value is minimal because a large portion of the proposed FAR gain is needed just to make the project viable given the existing use. Because of the inherent uncertainty in some of the numbers used in our analysis at a density of 2.5 FAR, small changes to our assumptions could reduce this increase in land value.

Yours truly,

CORIOLIS CONSULTING CORP.



Jay Wollenberg



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**MAP 16C**

Attachment 1: Estimated Value of Existing Homes Located at 1134 to 1160 Memorial Drive NW.

Number	Street	Directional	Width (ft)	Depth (ft)	Estimate of Market Value
1134	Memorial Drive	SW	25	120	\$700,000
1136	Memorial Drive	SW	25	120	\$700,000
1138	Memorial Drive	SW	25	120	\$700,000
1140	Memorial Drive	SW	25	120	\$700,000
1142	Memorial Drive	SW	25	120	\$700,000
1144	Memorial Drive	SW	25	120	\$700,000
1146	Memorial Drive	SW	25	120	\$700,000
1148	Memorial Drive	SW	41.37	120	\$1,100,000
1152	Memorial Drive	SW	33.6	120	\$900,000
1154	Memorial Drive	SW	25	120	\$700,000
1156	Memorial Drive	SW	25	120	\$700,000
1158	Memorial Drive	SW	25	120	\$700,000
1160	Memorial Drive	SW	25	120	\$700,000
Total			349.97		\$9,700,000

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**Attachment 2**

**1134-1160 Memorial Drive**

**Hypothetical Townhouse Development in the Hillhurst/Sunnyside Neighbourhood**

**Existing Land Use at 0.72 FAR**

**Major Assumptions** (shading indicates figures that are inputs; unshaded cells are formulas)

**Revenue and Value**

Average Sales Price Per Sq. Ft.

\$515 per sq.ft. of net saleable residential space

**Site and Building Size**

Site size

42,000 sq.ft. or

0.96 acre

Assumed density

0.72 FAR (base density)

Total floorspace

30,240 sq.ft.

Net saleable space

30,240 sq.ft. or

100.0% of gross area

Average Gross unit size

1,090

Average Net unit size

1,090 sq.ft.

Number of units

28 units or

29 UPA

Required Parking Stalls

2,00 per unit

Residential Stalls

56 stalls

Total Stalls

56 stalls

**Construction Costs**

Allowance for Demolition of Existing Buildings

\$130,000

On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)

\$0 or about

\$0

Other Predevelopment Costs

\$0

Hard Construction Costs

\$195

Hard Cost Used for Analysis

0%

LEED Premium

12.0% of hard costs and site prep/servicing costs

Soft costs (1)

5.0% of hard and soft costs

Contingency on hard and soft costs

\$0.00 per acre

Acreage Assessment

\$0.00 per apartment unit

Other Levies

6.0% on 50% of hard and soft costs, assuming a

1.25 year construction period

Interim financing on construction costs

0.75% of hard and soft costs

Financing fees

**Other Costs and Allowances**

Rezoning Costs

\$0

Marketing and Commissions

5.0% of gross revenue

Developer's Profit

15.0% of gross revenue, or

17.6% of total costs

Property Taxes

0.633% of assessed value

Assumed current assessment (Year 1 of analysis)

\$8,400,000

Assumed assessment after 1 year of construction (Year 2 of analysis)

\$7,786,800 (50% of completed project value)

**Analysis**

**Revenue**

Gross sales revenue

\$15,573,600

Less marketing and commissions

\$778,680

Net sales revenue

\$14,794,920

**Construction Costs**

Allowance for Rezoning Costs

\$0

Allowance for Demolition of Existing Buildings

\$130,000

On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)

\$0

Other Predevelopment Costs

\$0

Hard construction costs

\$5,896,800

Soft costs

\$707,616

Contingency on hard and soft costs

\$336,721

Acreage Assessment

\$0

Other Levies

\$0

Interim financing

\$265,168

Financing fees/costs

\$53,034

Total construction costs

\$7,389,338

Developer's Profit

\$2,336,040

Residual to Land and Land Carry

\$5,069,542

Less interim financing on land (approvals/presales/construction)

\$495,041

Less property closing costs

\$21,873

Less property taxes

\$92,113

Residual Land Value

\$4,460,516

Residual Value per sq.ft. of site

\$106.20

Residual Value per square foot buildable

\$147.50

Estimated Existing Value

\$9,700,000

Additional Value

-\$5,239,484

Notes:

1) Soft Costs allow for design, engineering, legal, survey, project management, consultants, permits, warranties, deficiencies, misc.

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**Attachment 3  
1134-1160 Memorial Drive  
Hypothetical Wood Frame Apartment Development in Hillhurst/Sunnyside Neighbourhood  
Density Increased to 2.5 FAR**

**Major Assumptions** (shading indicates figures that are inputs; unshaded cells are formulas)

<b>Revenue and Value</b>		
Average Sales Price Per Sq. Ft.	\$520 per sq.ft. of net saleable residential space	
<b>Site and Building Size</b>		
Site size	42,000 sq.ft. or	0.96 acre
Assumed density	2.50 FAR	
Total floorspace	105,000 sq.ft.	
Net saleable space	89,250 sq.ft. or	85.0% of gross area
Average Gross unit size	1,047	
Average Net unit size	890 sq.ft.	
Number of units	100 units or	104 UPA
Required Parking Stalls	1.10 per unit	
Residential Stalls	110 stalls	
Total Stalls	110 stalls	
<b>Construction Costs</b>		
Allowance for Demolition of Existing Buildings	\$130,000	
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$0 or about	\$0
Other Predevelopment Costs	\$0	
Hard Construction Costs		
Hard Cost Used for Analysis	\$195,000	
LEED Premium	0%	
Soft costs (1)	12.0% of hard costs and site prep/servicing costs	
Contingency on hard and soft costs	5.0% of hard and soft costs	
Acreage Assessment	\$0.00 per acre	
Other Levies	\$0.00 per apartment unit	
Interim financing on construction costs	6.0% on 50% of hard and soft costs, assuming a	1.50 year construction period
Financing fees	0.75% of hard and soft costs	
<b>Other Costs and Allowances</b>		
Rezoning Costs	\$0	
Marketing and Commissions	5.0% of gross revenue	
Developer's Profit	15.0% of gross revenue, or	17.6% of total costs
Property Taxes	0.633% of assessed value	
Assumed current assessment (Year 1 of analysis)	\$8,400,000	
Assumed assessment after 1 year of construction (Year 2 of analysis)	\$23,205,000 (50% of completed project value)	
<b>Analysis</b>		
<b>Revenue</b>		
Gross sales revenue	\$46,410,000	
Less marketing and commissions	\$2,320,500	
Net sales revenue	\$44,089,500	
<b>Construction Costs</b>		
Allowance for Rezoning Costs	\$0	
Allowance for Demolition of Existing Buildings	\$130,000	
On-Site Servicing (Upgrade of Adjacent Roads/Sidewalks/Etc)	\$0	
Other Predevelopment Costs	\$0	
Hard construction costs	\$20,475,000	
Soft costs	\$2,457,000	
Contingency on hard and soft costs	\$1,153,100	
Acreage Assessment	\$0	
Other Levies	\$0	
Interim financing	\$1,089,680	
Financing fees/costs	\$181,613	
Total construction costs	\$25,486,393	
Developer's Profit	\$6,961,500	
Residual to Land and Land Carry	\$11,641,607	
Less interim financing on land (approvals/presales/construction)	\$1,299,203	
Less property closing costs	\$50,712	
Less property taxes	\$153,255	
Residual Land Value	\$10,138,437	
Residual Value per sq.ft. of site	\$241.39	
Residual Value per square foot buildable	\$96.56	
Estimated Existing Value	\$9,700,000	
Additional Value	\$438,437	

Notes:

1) Soft Costs allow for design, engineering, legal, survey, project management, consultants, permits, warranties, deficiencies, misc.

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**APPENDIX VI**

**COMMUNITY ENGAGEMENT AND STAKEHOLDER FEEDBACK**  
**MULTI-STAKEHOLDER TASK FORCE**

**A Community Engagement & Stakeholder  
Feedback Process for Hillhurst Sunnyside**

Report Prepared for the Hillhurst Sunnyside Multi-  
Stakeholder Taskforce

Summer 2013

**POLICY AMENDMENT AND LAND USE AMENDMENT  
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### Executive Summary

The community of Hillhurst Sunnyside is facing rapid growth and development. It is expected that both development applications and the demands on residents' time to review these applications will increase.

Up until the winter of 2012, community residents volunteered on the *Community Planning Committee* (CPC) to solicit and submit community members' feedback on development applications. However, committee members became overwhelmed with the demands on their time and it was agreed that the committee would be disbanded. An *Interim Planning Committee* (IPC) has continued to meet and review development applications.

At the same time, the *Hillhurst Sunnyside Multi-Stakeholder Taskforce* (MSTF) was convened in February 2013. As the name suggests, it is a diverse group of residents, local businesses, developers and City of Calgary staff, who agreed to come together to co-design a new *community engagement and stakeholder feedback process*. This new process would serve to: improve the development application process and contribute to good decision making that addressed the needs and concerns of all stakeholders.

The MSTF worked with a facilitator and was guided through a six-session design process, utilizing the Reos Change Lab methodology. This approach is well suited for multi-stakeholder initiatives and has a strong track record of supporting effective solutions for 'stuck' problems.

The MSTF met every second Wednesday, for three hours between April and June 2013. It was guided by the convening question: ***How can we, the MSTF, successfully achieve a great community, as defined by Hillhurst Sunnyside's Area Re-development Plan, through a community engagement and stakeholder feedback process that is inclusive, efficient and influences good decision making?***

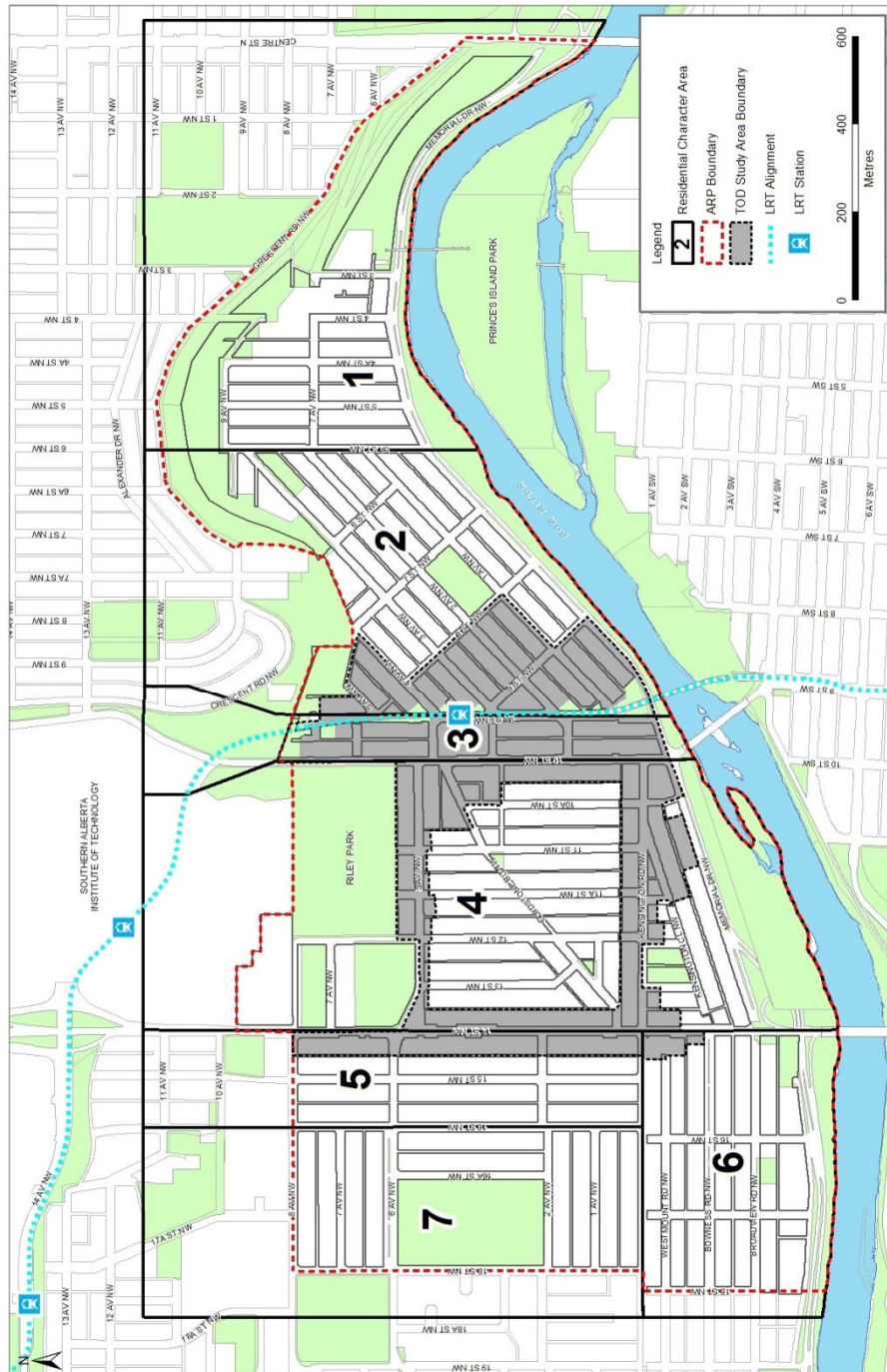
This report summarizes the work completed in those meetings. Most importantly, it captures the five leverage points – elements of the entire development application feedback process – that if changed would make the most difference towards positive outcomes for all. Together, these represent the essential elements of the *community engagement and stakeholder feedback process*.

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APPENDIX VII

REVISED MAP 3 “RESIDENTIAL CHARACTER AREAS”



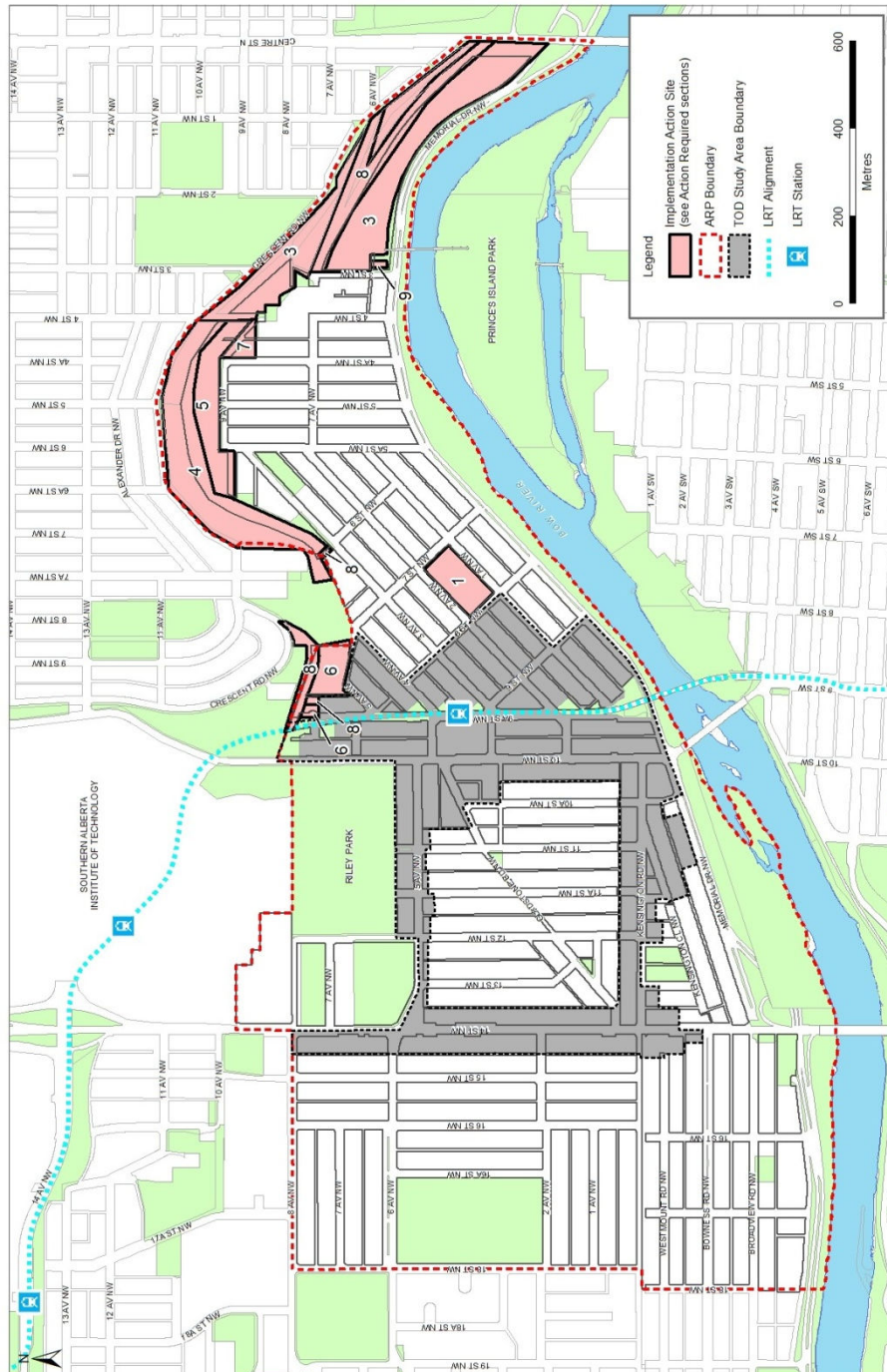


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APPENDIX VIII

**REVISED MAP 4 “SITES REQUIRING IMPLEMENTATION ACTION”**



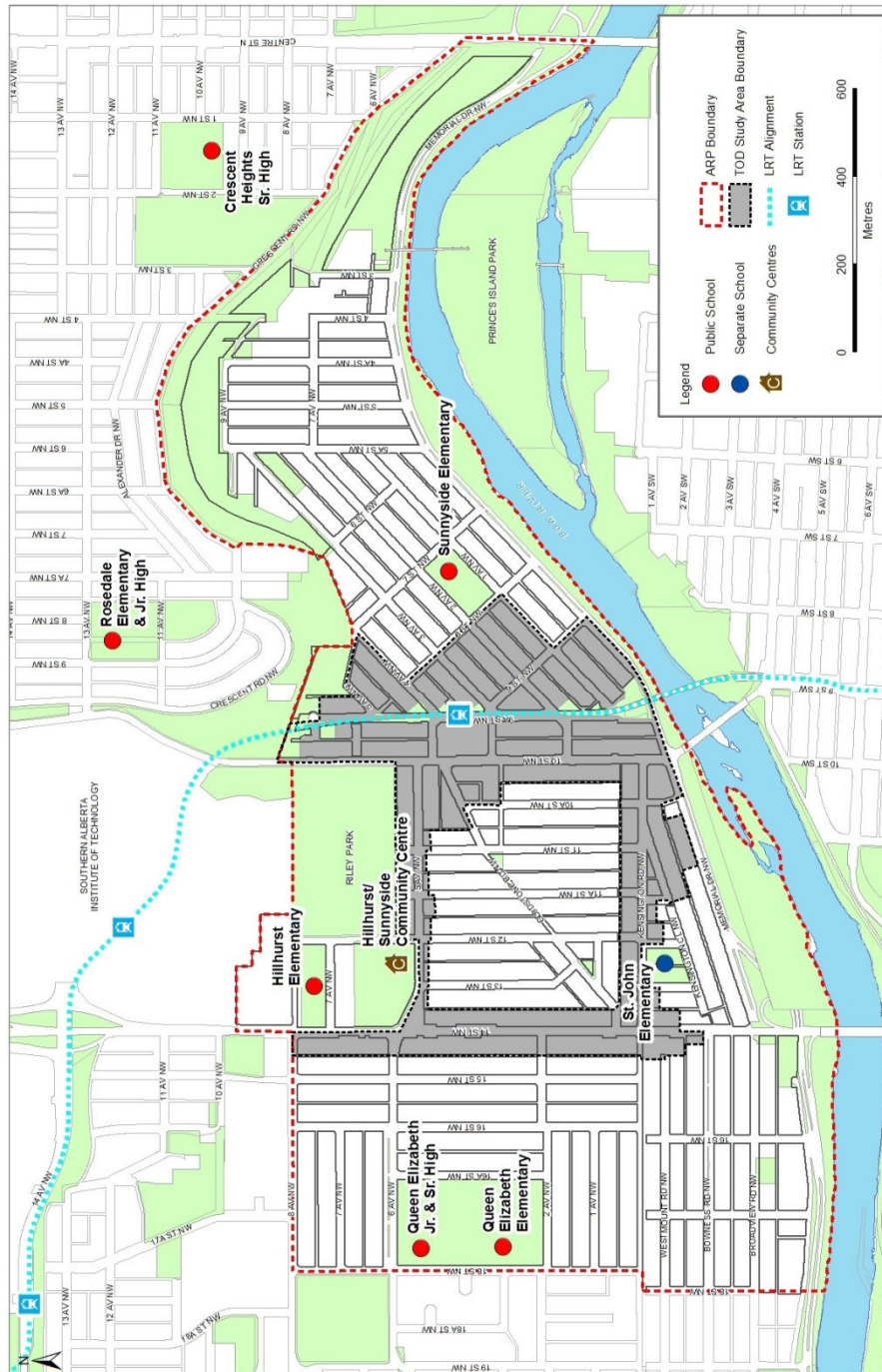


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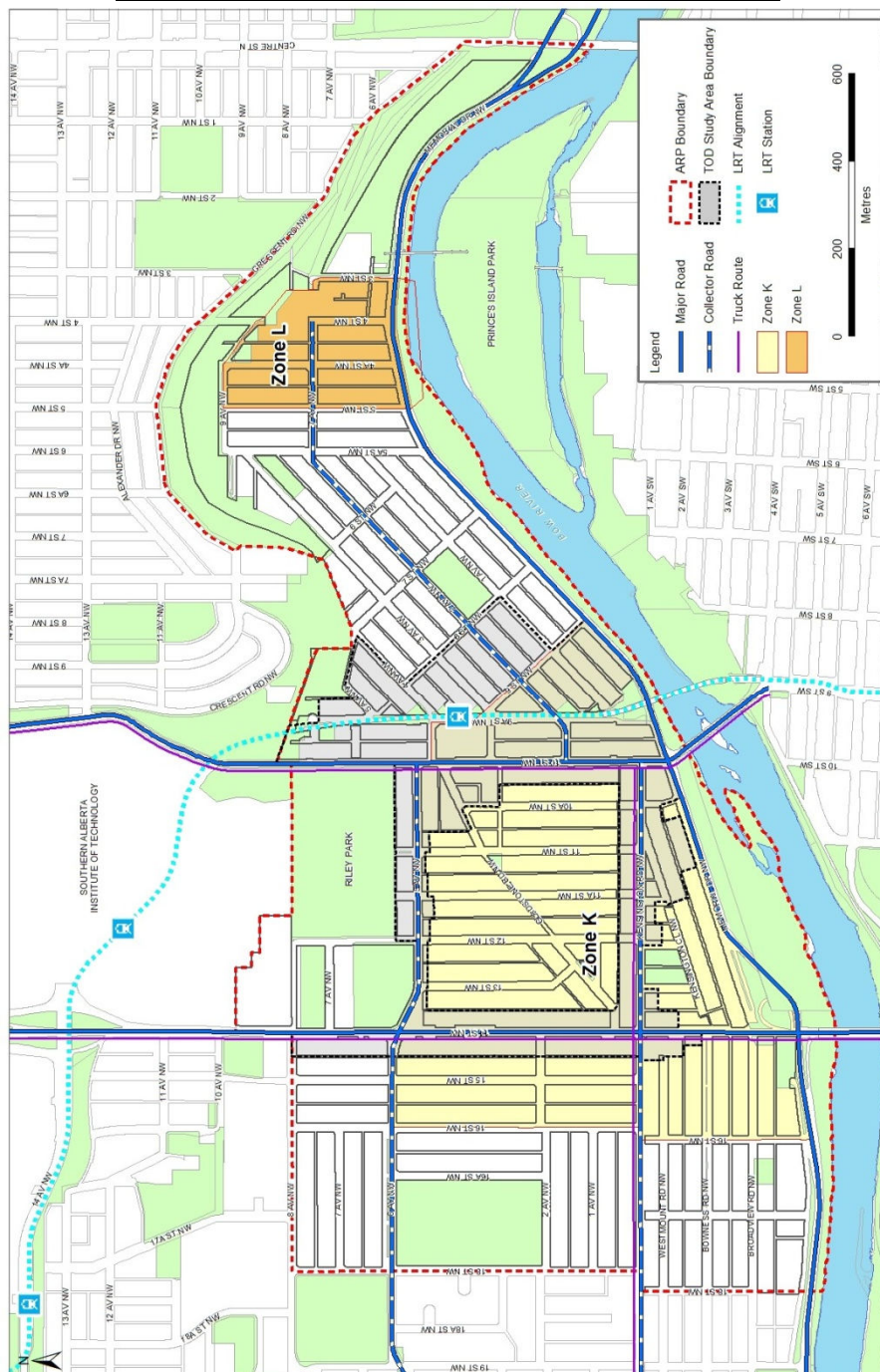
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REVISED MAP 5 “AREA SCHOOLS”



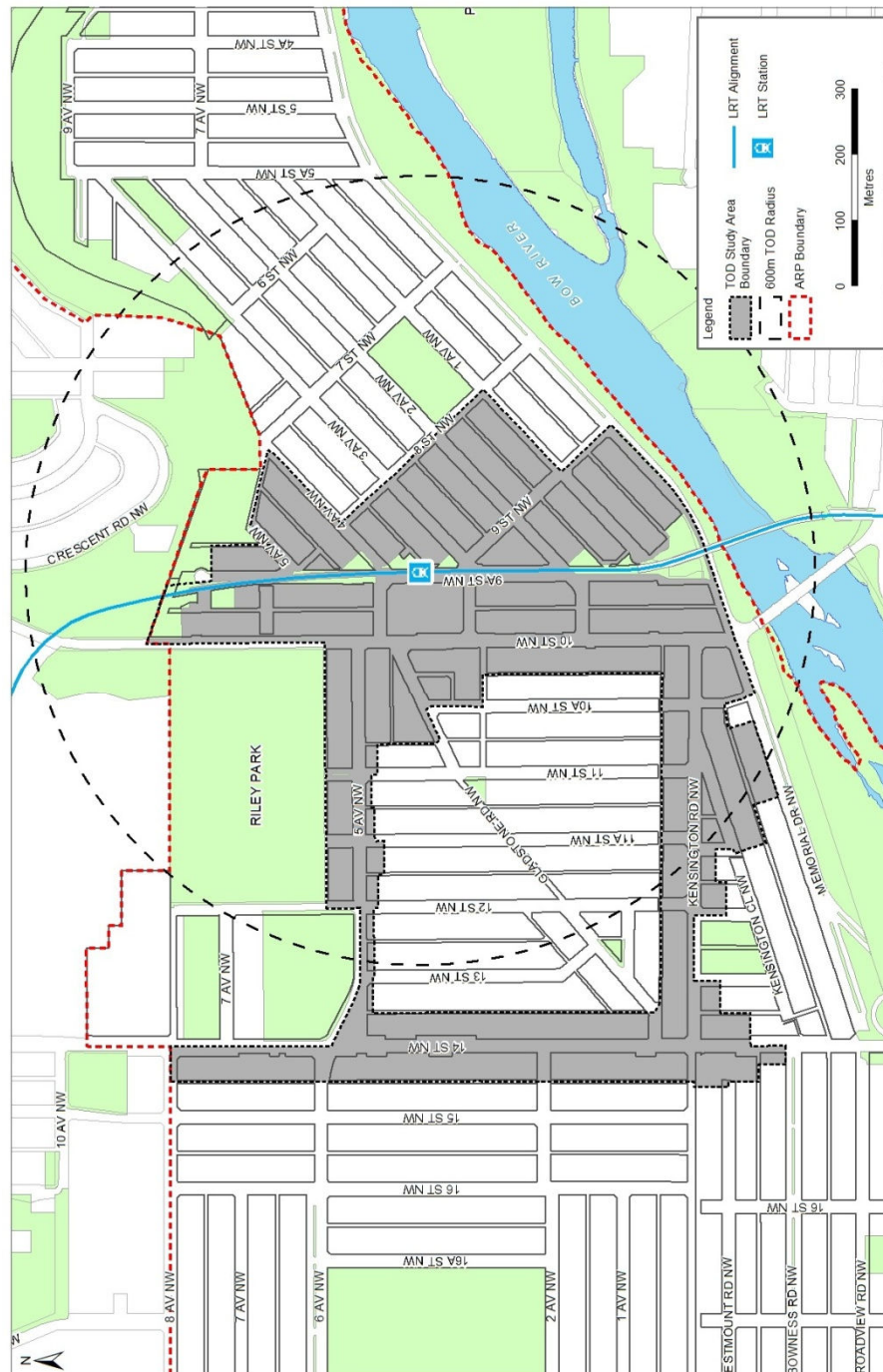
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## **REVISED MAP 6 “TRANSPORTATION SYSTEM”**



**MAP 16C**

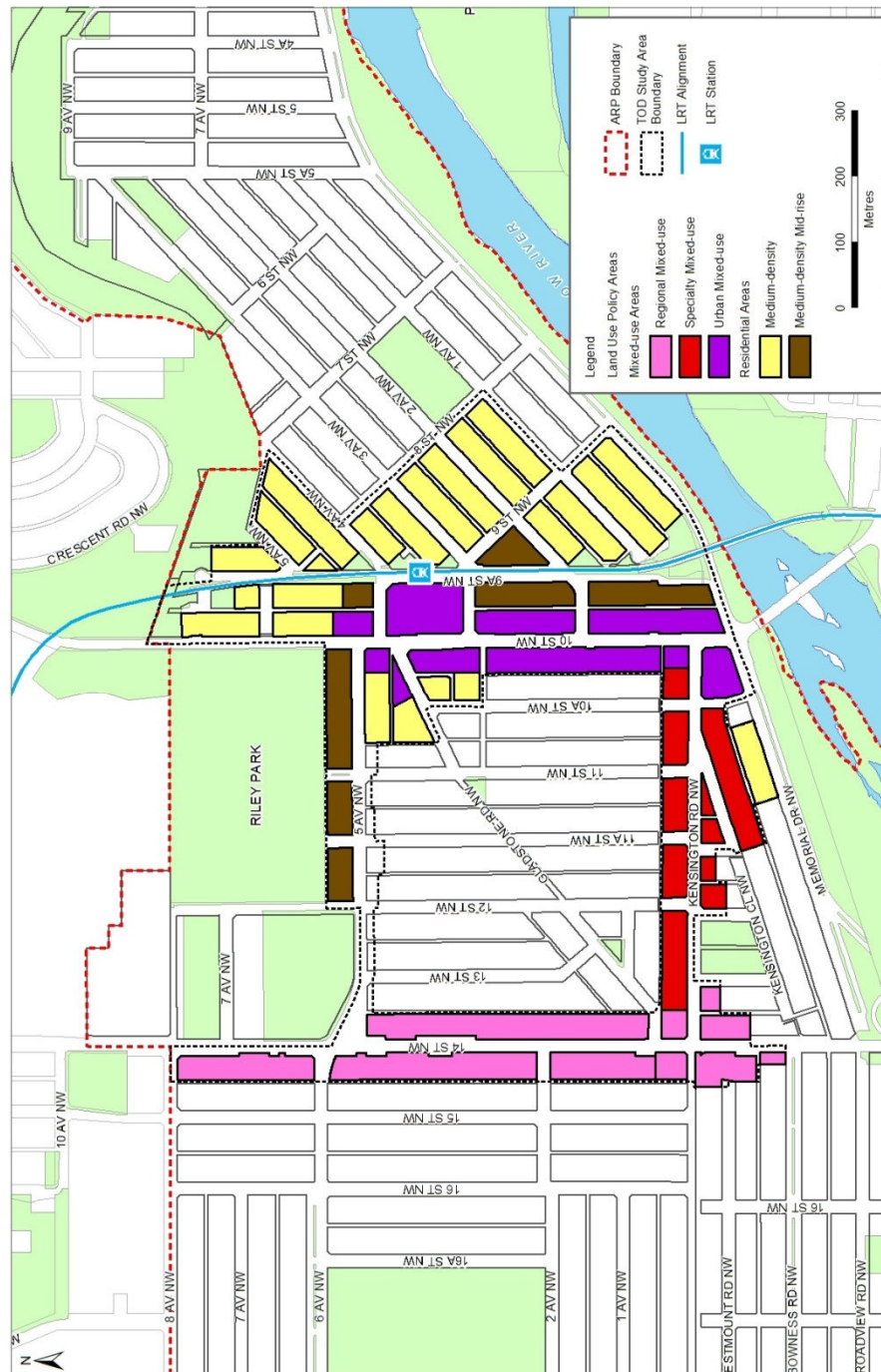
### **REVISED MAP 1.1 “TOD STUDY AREA”**





**MAP 16C**

### **REVISED MAP 3.1 “LAND USE POLICY AREAS”**

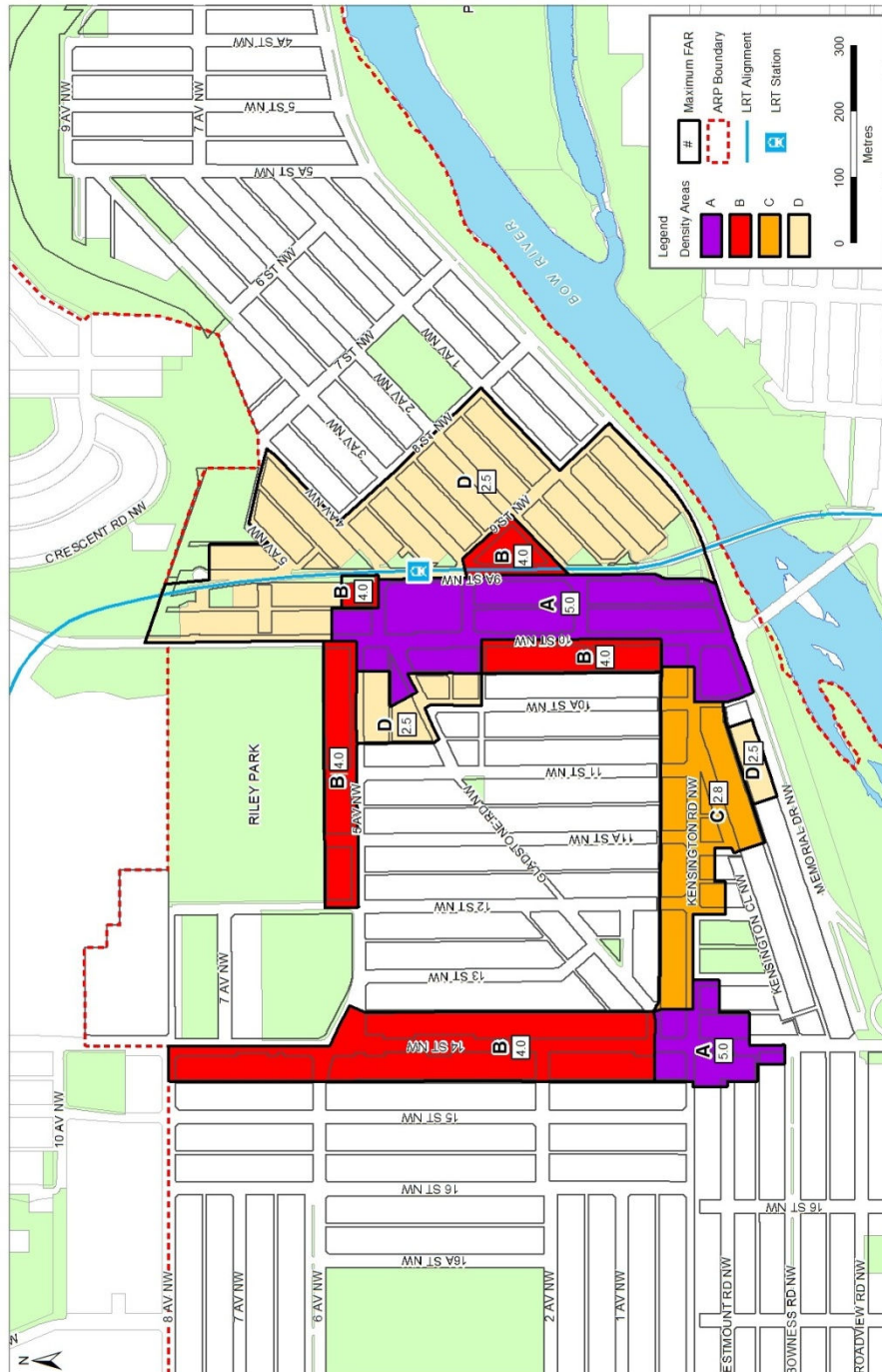


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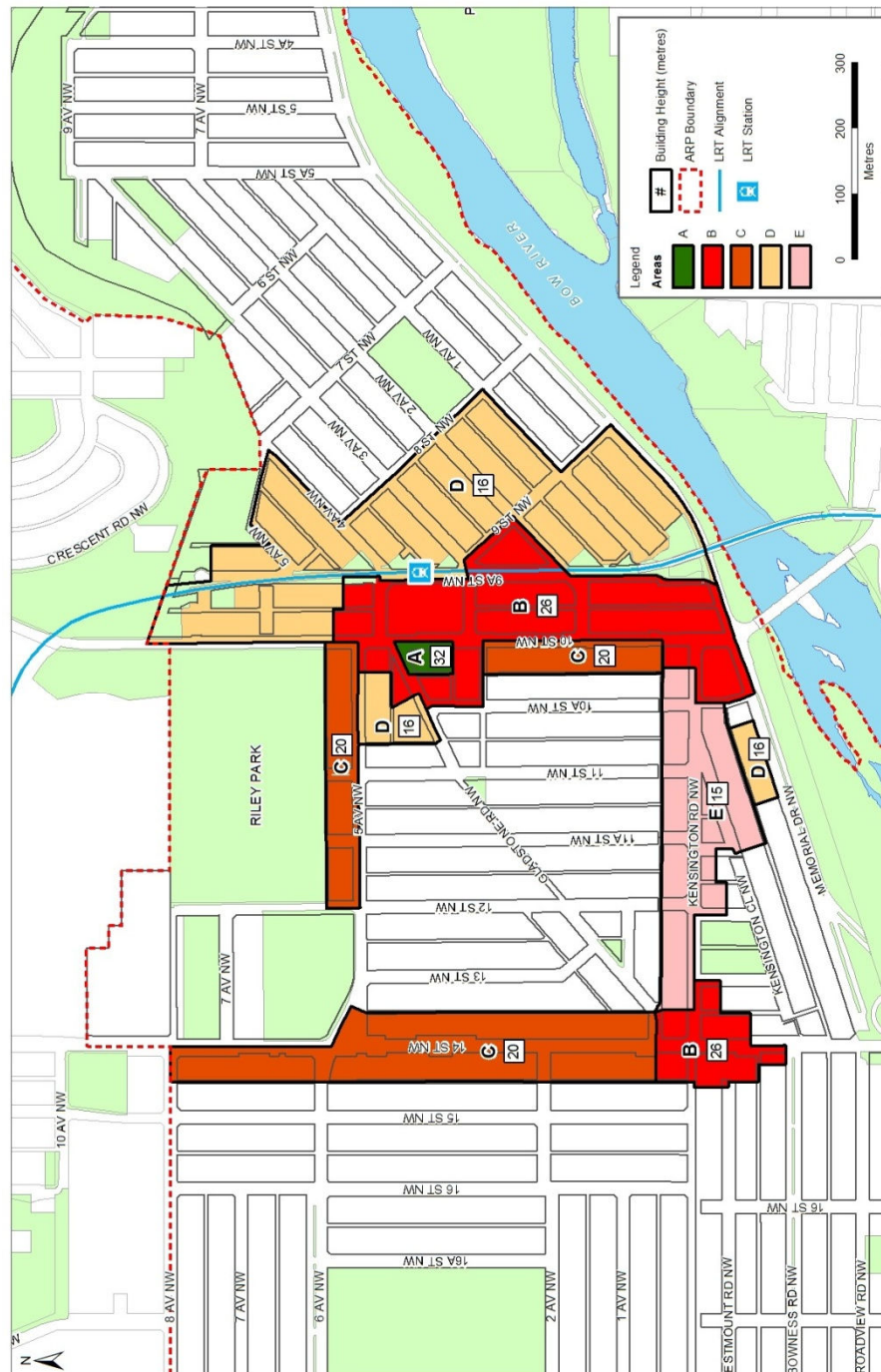
APPENDIX XIII

REVISED MAP 3.2 "MAXIMUM DENSITIES"



**MAP 16C**

### **REVISED MAP 3.3 “BUILDING HEIGHTS”**





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APPENDIX XV

REVISED MAP 3.4 “URBAN DESIGN INITIATIVES”

