

# MEMORIAL DRIVE REZONING TIMELINE

1134 - 1160 Memorial Drive NW

LOC2013-063

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Early 2013

THE CITY OF CALGARY  
CITY CLERK'S

Disbanding of H/S Planning Committee

Formation of Multi-Stakeholder Task Force on Developments

April

Developer participation in MSTF formation & planning

MSTF Pilot Project Nomination

May

CITY

Met with Councilor to intro project

Discussions with MSTF to develop new community engagement parameters & goals

Community engagement invites hand delivered

Aug 1 - CBC Article on Heritage Homes

Aug 4 - Herald Article

Aug 16 - Blog Post "Moving Historical Homes"

Mar

Sept

Application made August 4, 2013 including Community Engagement Report on Issues & concerns

Meeting with Councilor to present requested re-design of model with heritage facades

Oct

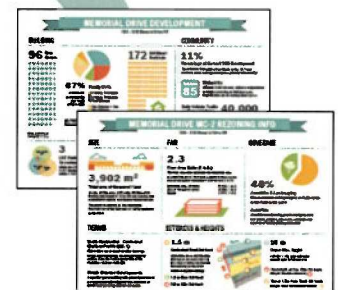
Initial Team Review from City, incl. direction to participate in MSTF cc'd to MSTF members



Nov. 5 reply accepting MSTF as engagement process, ARP amendment & change to DC Guideline

Nov

Dec 2013



Dec 4 - First formal MSTF presentation: 'placemat' infographic format with development impact focus

Jan 2014

Jan 8 - "Explore" Session 1 Infographics: ImagineCalgary's 100 Year Goals, population impact and zoning-only descriptors per feedback from Dec 4 meeting (copies provided)

June

Additional streetscape preservation request leads to an exploration of a tiered DC based on M-C2 and M-H1 with added *in situ* preservation of several character homes

May



Apr

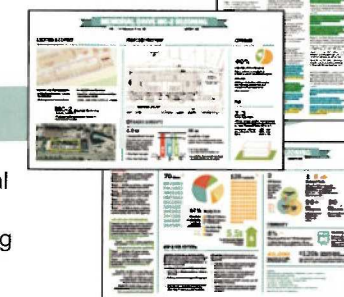
Coriolis Report ordered by The City to evaluate density bonusing in H/S City initiates heritage asset assessment of the 13 character homes, Starbucks building and Smith/Cozzubo residence (post-office building)

Jan 30 - MSTF "Explore 2" session: answers to discussion and solutions presented

Jan 30 meeting with Druh Farrell & Heritage Planning Department "Painted Ladies" option rejected



Jan 21 - MSTF directional committee meeting to discuss process, reporting letter on process to City



MSTF

MSTF presentation of M-C2 based DC + heritage off-set option + donation in lieu of developer's TOD levy.

Mar 3 - Blog Post "The Importance of Heritage Preservation within Inner City Commercial Corridors" with public release of Heritage Infographic

MSTF presentation of heritage off-set option with *in-situ* preservation / increased height & density. Stakeholder response is supportive.

Election of new H/S Planning Committee

All previous engagement materials provided to new Planning Committee & added to timeline page on MightyBell

Sept 9 Presentation of 4 vs 8 storey options & discussion

8 storey option rejected, developer formally withdraws this option at H/S PC's request Value of homes in situ noted by PC as of no value (all-or-none)

Oct 14 - Presentation of formal 4-storey DC w Heritage Offset 2-3 weeks for response Release of density feasibility study generated by developer

H/S PC - Response letter highlights desire to have more security of build-out and req. inclusion in ARP policy area

Dec 23 - Draft ARP Amendment and DC Guideline is provided to Planning Committee and Developer

Jan 13 - H/S PC Meeting, discussion on ARP Amendment and DC Guideline, letter provided to Planner

H/S PC

July

Aug

Sept

Oct

Nov

Dec 2014

Jan 2015

M-C2

4 Storey (off-site heritage offset)

CITY

Dual/Tiered DC Explored & Presented to MSTF

M-H1

8 Storey (off-site heritage offset + *in-situ* preservation)

MSTF continues to meet, materials provided to members on an on-going basis, however no decision-making or approval authority is granted to the task-force

Re-drafted DC is provided to Planning Committee and Developer is directed to review TOD & Medium-Density policies to ensure compliance M-C2 policy guidelines

Jan 29 CPC Presentation

Ongoing correspondence with City and MSTF stakeholders to discuss increased density and heritage preservation options.



## ImagineCalgary 100-Year Goals and Targets

**COMMUNICATIONS** - Calgarians are connected to each other and the rest of the world. Our communication systems are reliable and support the engagement of all people, information dissemination, social relationships, entertainment and economic activity.

**Target 1** - By 2036, 75 per cent of Calgarians report that they are informed.

**Target 2** - By 2036, all Calgarians have easy access to current forms of communications technology and resources.

**Target 3** - By 2036, Calgarians increase their use of communications technology to support sustainability.

**Target 4** - By 2036, Calgary increases the number of facilities and spaces that encourage human interaction, and they are widely distributed throughout the city.

**ENERGY** - The energy used by Calgarians comes from a diverse portfolio of resources that are renewable, have a low impact on the environment and contribute to the positive development of our society. Calgarians use energy in an efficient and responsible manner.

**Target 5** - By 2036, 30 per cent of Calgary's energy derives from low-impact renewable sources.

**Target 6** - By 2036, all new and retrofitted communities, buildings, vehicles, equipment and processes are built to be within five per cent of the highest energy-efficient design available out of all economically competitive products, as measured on a life cycle basis. – *What is the cost to achieve this (builder question)?*

**FOOD** - Food sources derive from sustainable practices that provide us with a high quality, healthy, affordable and secure supply of food.

**Target 7** - By 2036, Calgarians support local food production. – *Partner with TinyPlots for rooftop garden?*

**Target 8** - By 2036, Calgary maintains access to reliable and quality food sources.

**Target 9** - By 2036, 100 per cent of Calgary's food supply derives from sources that practice sustainable food production.

**Target 10** - By 2010, 100 per cent of Calgarians have access to nutritious foods.

**GOODS AND SERVICES** - Calgarians access a wide variety of locally produced goods and services and consume these in a responsible manner. We support and consume responsibly produced goods and services from around the world.

**Target 11** - By 2036, over 50 per cent of Calgary businesses adopt a protocol for sustainable practices and report on it regularly.

**Target 12** - By 2016, Calgary has a strong and diverse portfolio of locally based businesses.

**Target 13** - By 2036, all Calgarians consume more responsibly.

**Target 14** - By 2036, we are developing "complete communities" that, among other aspects, allow people to obtain daily goods and services within a reasonable walking distance from home.

**Target 15** - By 2036, all new commercial buildings are designed to encourage the use of alternative forms of transportation (e.g. walking, cycling and transit).

**Target 16** - By 2036, all new and retrofitted non-residential buildings are built to be within five per cent of the highest energy- and water-efficient design available out of all economically competitive products, as measured on a life cycle basis.

**Target 17** - By 2036, all commercial buildings are accessible to people with disabilities.

**HOUSING** - Calgarians have a choice of housing options that are affordable, accessible and eco-efficient and that support a variety of lifestyles. Housing reflects local environmental conditions and resources, and is adaptable over time to reflect changes in technology, climate and demographics.

**Target 18** - By 2036, all new and retrofitted residential buildings are built to be within five per cent of the highest energy-efficient design available out of all economically competitive products, as measured on a life cycle basis. – *What is the cost to achieve this via our builder?*

**Target 19** - By 2016, we are developing "complete communities" that enable people to meet most of their daily needs within a reasonable walking distance from home.

**Target 20** - By 2036, all Calgarians have the option of spending less than 30 per cent of their gross family incomes on housing. *What is the avg income?*

**Target 21** - By 2036, the Calgary market can meet the housing needs of those below the Low-income Cut-off (LICO). – *Partner with Norfolk House for affordable housing?*

## Met by this Development Explore Further (incl. partnerships)

**TRANSPORTATION** - Calgary is built at a human scale with a transportation system that serves the access and mobility needs of all people through a choice of convenient, comfortable, affordable and efficient transportation modes. The transportation system connects people and goods locally, regionally and globally. Transportation needs are met safely and in a manner supportive of human and ecosystem health.

**Target 22** - By 2036, we reduce the annual private vehicle kilometres travelled per capita by 20 per cent.

**Target 23** - By 2016, we increase the residential population within walking distance (600 metres) of LRT stations and major transit nodes by 100 per cent.

**Target 24** - By 2016, we increase the number of jobs within walking distance (600 metres) of LRT stations and major transit nodes by 35 per cent.

**Target 25** - By 2036, there is a 50 per cent reduction from 1990 levels in the pollution (greenhouse gases) associated with automobiles.

**Target 26** - By 2036, we increase peak period transit, walking and cycling and carpool travel to downtown by 50 per cent, 40 per cent and 20 per cent respectively.

**Target 27** - By 2036, 100 per cent of public transit services (buses, CTrains and facilities) are accessible to people with disabilities.

**Target 28** - By 2036, transit trips per capita increase 40 per cent over 2006 levels.

**Target 29** - By 2036, the number of on-street bikeways increases by 200 per cent, and the number of pathways by 100 per cent.

**Target 30** - By 2036, fatal collisions per 100,000 people and injury collisions per 1,000 people decrease by 50 per cent.

**WASTE MANAGEMENT** - Calgarians work toward zero waste by using materials responsibly and minimizing consumption. We reuse, recycle and reduce the materials we consume. Wastes created are safely managed without harm to other species or systems.

**Target 31** - By 2036, 85 per cent of the waste generated within Calgary is diverted from landfills.

**Target 32** - By 2036, 75 per cent of construction industry waste materials are recovered for reuse and/or recycling.

**Target 33** - By 2036, 85 per cent of waste materials are converted to other useful products. – *Who can we partner with to achieve these three?*



The Memorial Drive project meets many of the ImagineCALGARY targets and seeks to achieve several more with partnerships.

## ACHIEVABLE

**Target 19** By 2016, we are developing “complete communities” that enable people to meet most of their daily needs within a reasonable walking distance from home.

**Target 22** By 2036, we reduce the annual private vehicle kilometres travelled per capita by 20%

**Target 23** By 2016, we increase the residential population within walking distance (600 metres) of LRT stations and major transit nodes by 100%

**Target 25** By 2036, there is a 50 per cent reduction from 1990 levels in the pollution (greenhouse gases) associated with automobiles.

**Target 26** By 2036, we increase peak period transit, walking and cycling and carpool travel to downtown by 50%, 40% and 20% respectively.

## PARTNERSHIP OPPORTUNITIES

**Target 6** - By 2036, all new and retrofitted communities, buildings, vehicles, equipment and processes are built to be within five per cent of the highest energy-efficient design available out of all economically competitive products, as measured on a life cycle basis. *We could work with a builder that supports this target, but we worry about costs.*

**Target 7** By 2036, Calgarians support local food production. – *Partner with TinyPlots on our rooftop garden and composting opportunities.*

**Target 20** By 2036, all Calgarians have the option of spending less than 30 per cent of their gross family incomes on housing.

**Target 21** By 2036, the Calgary market can meet the housing needs of those below the Low-income Cut-off (LICO). – *Partner with Norfolk House for affordable housing*

**Target 31** - By 2036, 85 per cent of the waste generated within Calgary is diverted from landfills.

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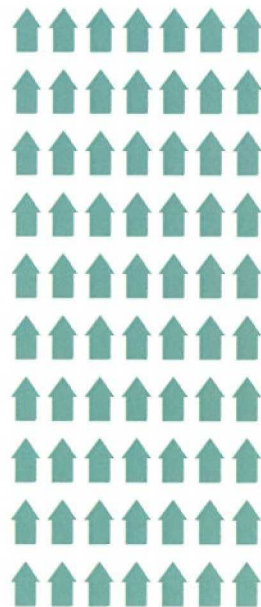
# MEMORIAL DRIVE MC-2 REZONING

1134 - 1160 Memorial Drive NW

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## BUILDING

**70 Homes** <sup>23</sup>



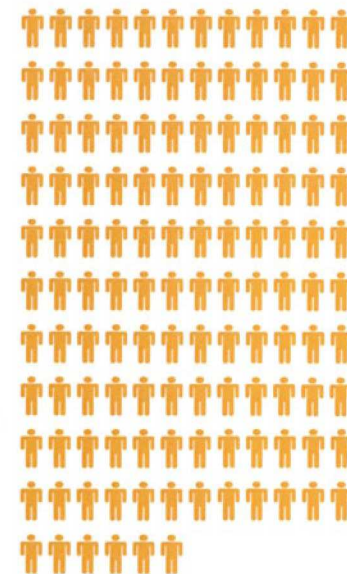
**67% Family Units**

A broad mix of affordability and family suitable units

- 3 Storey Townhouse
- 2 Storey Townhouse
- Two Bedroom
- One Bdrm+Den
- One Bedroom
- Studio

20 E  
21 F

**126 Residents** <sup>23</sup>



**5.5x**

Local Economic Impact  
of the existing population  
on the site



## ARP & TOD CRITERIA

The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) encourages the retention of existing dwellings in good repair while providing for family-oriented infill development that is compatible with the character and scale of existing dwellings.

Transit Oriented Development (TOD) criteria include:

- A** Within 600m walking distance from the Sunnyside LRT Station
- B** Primary pedestrian and vehicular traffic corridors
- C** Lands that have the best potential to accommodate higher densities with minimal impact on the surrounding low-density residential community

ARP development Guiding Principles include increased housing and respect for existing community character and quality of life:

- D** Sensitively increase residential development within the vicinity of the Sunnyside station and along the study area transportation corridors;
- E** Accommodate a wide variety of housing types and choices to meet residents' needs through various stage-of-life and economic situations;
- F** Create opportunities for affordable housing, especially for families with children;
- G** Locating higher density developments in low impact locations (e.g. where shadowing and traffic impacts are limited).

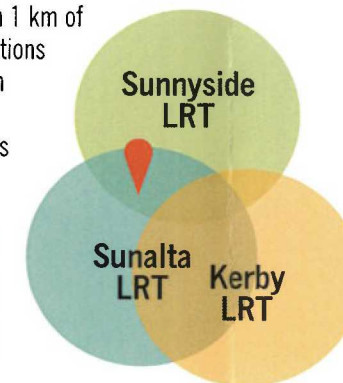
## TRAFFIC

**3**

**LRT Stations**

The development lies within 1 km of 3 LRT Stations and within 2 TOD boundaries

22 23  
25 26  
A D



**1**



**Minute per Vehicle**

Traffic study indicates an increase to 1 minute between cars using the laneway during rush hour, post-development. Current use is 1.6 minutes between vehicles at peak periods of use.

**90+**

**New Parking Stalls**

Underground secure parking for all residents and visitors

**50** <sup>26</sup>

**New Bicycle Stalls**

35 secure stalls and 15 visitor stalls

## COMMUNITY

**8%** <sup>23</sup>

**Percentage of Current TOD Developments**

The Hillhurst/Sunnyside area expects up to 1,517 new residents under existing development permits with the City.

Walk Score  
**85**  
19 22

**Walkability**

Hillhurst is the 9th most walkable neighborhood in Calgary according to WalkScore.com.

**40,000**

**Daily Vehicle Traffic on Memorial Drive** <sup>B</sup>

**\$120k** **Estimated Annual Municipal Tax Revenue**

Total estimated Municipal Tax on completed dwellings at 2013 rates and comparative assessed value of similar units.

## SOURCES

Hillhurst-Sunnyside Transit-Oriented Development Area, June 2012 - prepared for HSCA Community Planning Committee  
HSCA Area Redevelopment Plan - Part I and II (Transit Oriented Development Area)  
2011, 2012 & 2013 City of Calgary Civic Census Results  
City of Calgary Transit System Map  
City of Calgary - Traffic Volume Flow Maps  
Bunt & Associates, Traffic Impact Assessment Study (Draft Document)

CONCEPT & DESIGN - The Dobbin Group

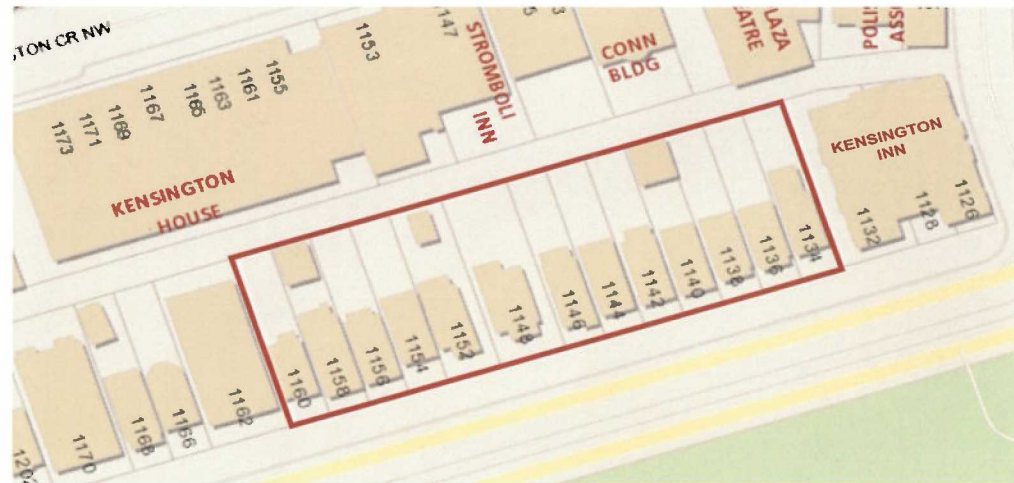


# MEMORIAL DRIVE MC-2 REZONING

1134 - 1160 Memorial Drive NW

LOC2013-063

## LOCATION & CONTEXT



### Current Land Use Designation

- M-CG d72, Multi-Residential - Contextual Ground Oriented
- 72 units per hectare density = 28 units

### Contextual considerations

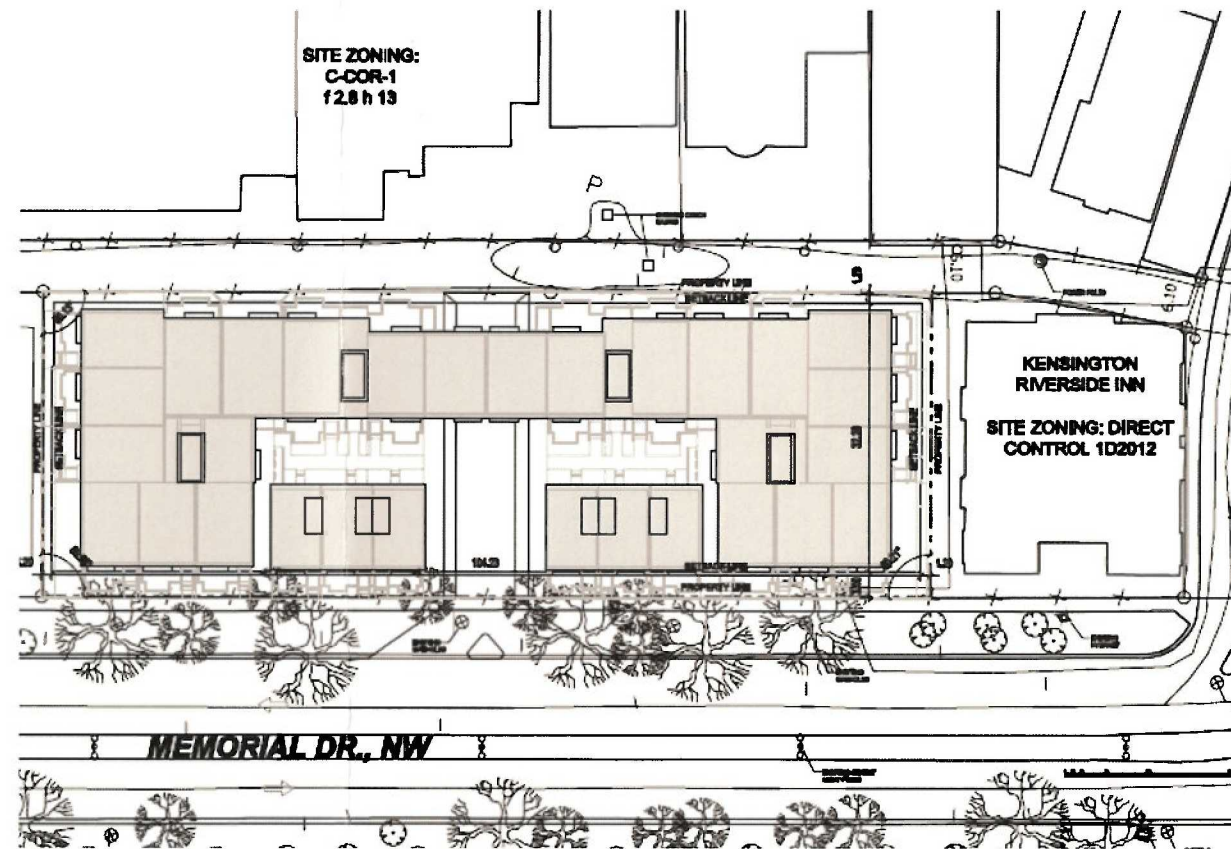
- Parcel backs entirely onto commercial buildings up to 5 storeys in height
- Easterly parcels include 3 and 8 storey buildings

## MC-2 Proposed Re-Zoning

- 4 storeys, max FAR 2.5
- 70 units (up to 96 units) within 4 storeys in a multi-building layoutnngs



## PROPOSED FOOTPRINT



## SETBACKS & HEIGHTS

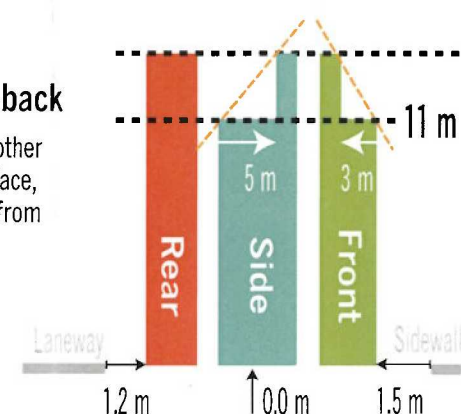
**1.5 m**

### Contextual Front Set-back

Where there are at least two other buildings on the same block face, the average building setback from the front property line of the contextual adjacent buildings

**1.2 m Rear Set-back**

**0.0 m Side Set-back**



**16 m**

### Overall Max. Height

4 storeys = 12m, with mechanical & public space on the roof area (subject to restrictions)

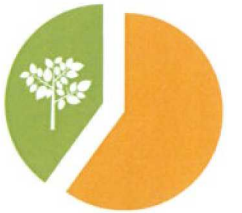
### 11m Side Set-back

rising to 16m at 5m from Side Set-back

### 11m at 1.5m from Front Set-back

rising to 16m at 3m from Front Set-back

## COVERAGE



**40%**

### Amenities & Landscaping

With an estimated building footprint of 25,200 sq feet on the 42,000 sq foot parcel.

### Amenities

Amenities include patios, public courtyard, trees and shrubs, planters, bike racks, sidewalks and a portion of rooftop public patio space. **7**

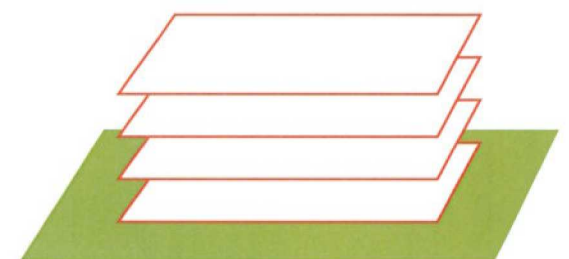
## FAR

**2.3**

### Floor Area Ratio

The floor area ratio calculates the total floor area of a building (of all floors) on a parcel divided by the area of the parcel. Maximum F.A.R. is 2.5

Estimated area, all floors	97,259 / sq ft
Area of the parcel (land)	42,000 / sq ft
Equals	2.3157 F.A.R.





# CHARACTER HOMES ON-SITE

The 13 character homes on the site are currently tenanted buildings with multiple access points and interior architectural changes to accomodate multiple rental units in each building.

The homes were built circa 1906 and reflect the standard 'kit home' building common at the turn of the century and prevalent throughout the Hillhurst/Sunnyside area.



## CURRENT SCENARIO MCGd72

**28 UNITS**

The current permitted use for these properties is Multi-Residential - Contextual Grade-Oriented District (MCGd72). That would allow the immediate development of this 42,000 square foot parcel (being 0.390192768 hectares) to build up to 28 units with full 40% at-grade landscaping with all units requiring access to the addressing street (**FAR 0.7, max. height 12m**).

This scenario requires a Building Permit only, no community consultation and no heritage consideration. *The 13 homes can be demolished immediately and no heritage off-set of any nature would be required.*



## DENSITY BONUSING BY DC GUIDELINE

The DC Guideline is to be drafted within the next month. This approach to bonusing is wholly new and requires extensive work on the part of the City. **A two-tiered bonusing description will apply.**

# M-C2 BASED DC SCENARIO

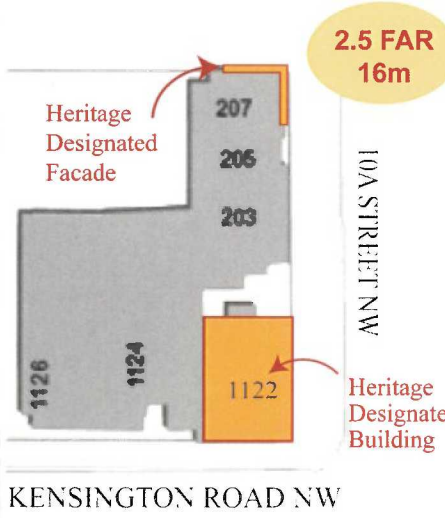
**72 UNITS**

The current re-zoning application (prior to heritage considerations) is for a Multi-Residential - Contextual Medium Profile (M-C2) re-zoning with **FAR of 2.5, and maximum height of 16m**. This scenario would allow a build-out of approximately 72 units, with underground parkade.

Due to heritage loss concerns, the removal of the 13 homes is proposed to be off-set with an M-C2 based DC to achieve Heritage Protection (Municipal) of the Arnell Block (the 'starbucks building') as well as the Smith Building facade (the 'old post office' building). The building and the facade will be preserved through a heritage bylaw registered against each property.

Additional M-C2 considerations:

- The min. setback from a street for a street-oriented multi-residential building is a min. of the contextual setback less 1.5m
- The min. setback from a lane is 1.2m
- Unless otherwise referenced the min. side setback is 1.2m (zero setback if C-N1, C-COR1, CC-X, CC-COR M-CG, M-C1, etc.)
- At least 90.0 per cent of the required (40%) landscaped area must be provided at grade.
- Unless otherwise referenced, the max. building height is 16.0m.
- Where a parcel shares a property line low density residential district... the max. building height 11.0m and increases to a max. of 16.0m at a distance of 5m from the shared property line.



The **base bonusing** of FAR 2.5/height 16m will require the heritage designation of the Starbucks building and the 'old post office' facade as a via an executed legal Agreement. The minimum FAR/height will be granted and effective on the property for development and would result in approximately 72 units, within 4 storeys.

# M-H1 BASED DC SCENARIO

The proposed optional zoning is a Multi-Residential - High Density Low Rise District (M-H1) Direct Control Guideline with **FAR of 4.0, and maximum height of 26m**. This scenario would allowing a build-out of approximately 100 units, with underground parkade and allow maximum building massing flexibility.

In consideration of the request to preserve some of the character homes on the parcel (in situ), the developer has modelled and considered how to achieve feasible and appropriate density on the parcel. The only way to achieve appropriate density is to build 'up' with a higher height to allow the preservation of 3 of the character homes. The homes would be rezoned for commercial use and be preserved on the site.

Additional M-H1 considerations:

- The min. setback from a street for a street-oriented multi-residential building is 0m
- The min. setback from a lane is 0m
- The min. side setback is 3.0m, unless adjacent parcel is: commercial; industrial; special purpose; or M-C2, M-2, M-H1... setback is then 0m
- At least 90.0 per cent of the (40%) landscaping must be at grade
- Where a parcel shares a property line with a street... the max. height is reduced to 10m within 4m of... property line



The **optional additional bonusing** will be described but only accessible to a developer if they enter into further legal agreement to preserve and Heritage Register three of the homes on the site. This option is not active or available without meeting the further heritage conservation requirement to be written into the DC Guideline.