

Community Association Response



June 6, 2022

Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Emailed to: matt.rockley@calgary.ca

RE: LOC2022-0037 | 510 10 St NW | M-C2 to DC/MU2

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that the applicant/developer intends to re-designate the site from M-C2 to DC/MU2. The applicant indicated that the zoning would accommodate an approximately 6-storey residential building.

HEIGHT and DENSITY

The Land Use Amendment proposal is consistent with the Hillhurst Sunnyside Area Redevelopment Plan. During the 2006-2009 ARP community consultations, this site was allocated a maximum 26 metre height and a Floor Area Ratio of 5.0. We are generally pleased to see that the new Land Use Designation matches the ARP.

We note in the ARP that the ***“maximum densities...are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0”*** of the ARP. As such the HSCA is pleased that a staggered application will be submitted by the developer.

USE

A mixed use development makes sense at this location with active uses facing 10th St NW creating dynamic frontage. The community supports purpose built rental units although would like to see a variety of sizes of units included to support a diversity of housing options as opposed to all one bedroom, smaller units.

FRONT SETBACK

We understand the minimum front setback cannot be met due to a right of way on 10th St NW – the community would not like to see 10th St widened in the future.

PARKING

The complete relaxation of all on street parking requirements is supported by bike repair stations, bike washes, class one stalls and an e-bike charging station. This is in close proximity to the Sunnyside LRT Station, which helps to fulfill the TOD Plan for the area by adding appropriate density in this location. We are pleased to see a car-share option provided. However there are some concerns about the spillover effect of this parking request so no on street parking permits should be given out to this building. We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance: *“Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions”* (ARP Section 3.4.3).

LANDSCAPING

We would like to ensure adequate high quality landscaping is included in this DC, specifically creating an engaging interface with the pedestrian realm along 10th St NW.

PUBLIC BENEFITS

We expect the new Direct Control designation will include wording to enact the density bonusing provisions per the ARP. At the time of writing, the Hillhurst Sunnyside Community Amenity Fund contribution is set at \$18.14, which was recognized in the City/Coriolis report to be lower than other areas experiencing significant redevelopment.

- The applicant is encouraged to make other improvements to the general area, such as to the laneway, heritage commemoration and the public realm.
- We would ask that the developer consider an HSCA membership package for the future building tenants. We encourage and invite all new residents to become engaged in community life.

COMMUNITY ENGAGEMENT

The applicant presented to the HSPC both pre-application and at our June 1 HSPC Meeting. We appreciate this early and open communication and engagement. The applicant's website was shared with the community which detailed their open house information. The applicant provided a detailed response to our pre-application questions raised.

Additionally, we appreciate the engagement to date done with our heritage committee and the historical context on the applicant's website. The desire to relate to the heritage of the community in naming or additional commemoration is much appreciated.

Further the applicant will be hosting pop-up engagements at the Hillhurst-Sunnyside Farmer's Market which is a good opportunity to connect with residents.

Please keep us informed as this important application progresses.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Executive, Hillhurst Sunnyside Planning Committee
Ali McMillan, Community Planning Coordinator, HSCA
Ward 7 Councillor's Office
Development Permit Circulation Controller



October 12, 2022

Community Planning
Planning & Development #8201
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Emailed to: lucas.sherwin@calgary.ca

RE: LOC2022-0037 | 510 10 St NW | Applicant Contributions

The Hillhurst Sunnyside Planning Committee (HSPC) appreciates the opportunity to provide comment on the applicant's community contributions associated with their proposed development.

Firstly, we are supportive of any voluntary donations Applicants may wish to make to any of these worthwhile causes (charitable receipts will be issued): (i) Heritage preservation and commemoration; (ii) support for vulnerable community members; and (iii) sponsored HSCA memberships, and we recognize that these contributions are above and beyond the Hillhurst Sunnyside Community Amenity Fund (HSCAF).

We do, however, want to clarify our position on the HSCAF and the current rate of \$18.14/m² per additional floor space above the current baseline density. We believe this rate is too low given the level of redevelopment in the community and the infrastructure improvements required to sustain the level of density that these new developments will bring. For the proposed developments on 10 Street and 9A Street in the blocks North of 4 Avenue NW, including the subject application at 510 10 Street NW, the HSPC have identified a number of improvements to the laneway and nearby infrastructure to support the level of redevelopment in this area. We have prioritized our top improvements in order of highest to lowest priority as follows:

1. Install pedestrian crossing at 10 Street and Rainbow Bridge
2. Activate laneway and traffic calming by installing street furniture, planters, trees, and/or art
3. Activate greenspace (NE of laneway) by installing fenced dog park, recreation, playground, or adult exercise equipment
4. Upgrade bike lanes on 10 Street SB and NB to protect cyclists from traffic

5. Install laneway lighting plan (City and Applicant installations)
6. Re-pave laneway
7. Bury utility lines in laneway

Of these priorities, we acknowledge that the burial of utility lines is cost prohibitive and highly unlikely.

You have indicated that the “applicant will also *likely* be asked to contribute to the laneway”. We assume that the laneway contributions will be in addition to the HSCAF contribution. If this is the case, we would request that City Admin review the priorities outside the scope of the laneway improvements envisioned by the City and ensure that HSCAF rate is sufficient to complete the other improvements. We would expect that any revision in HSCAF rate would be shared proportionately across the other current proposals in this area based on additional floor space above the baseline density.

Again, thank you for the opportunity to comment.

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Executive, Hillhurst Sunnyside Planning Committee
Ward 7 Councillor's Office
Dwayne Drobot, Senior Planner – Community Planning - North