

**LAND USE AMENDMENT
SUNNYSIDE - WARD 7
EAST OF 9 STREET NW AND SOUTH OF 2 AVENUE NW
BYLAW 23D2014**

MAP 21C

EXECUTIVE SUMMARY

The proposal on this subject site consists of a combined land use amendment (LOC2013-0047) and development permit application (DP2013-2489) as part of Transforming Planning's Pilot Project.

This land use amendment application proposes a redesignation from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** DC Direct Control District. The Direct Control District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District, which will allow for the redevelopment of the subject site with a transit oriented multi-residential development. The DC also allows for the implementation of the policies and density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan.

PREVIOUS COUNCIL DIRECTION

No Council direction.

ADMINISTRATION RECOMMENDATION

2014 January 30

That Calgary Planning Commission **APPROVE** the proposed Land Use Amendment.

RECOMMENDATION (S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 23D2014; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.2 acres \pm) located at 222 - 9 Street NW (Plan 2448O, Block 14, Lots 1 to 3) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** DC Direct Control District to accommodate Multi-Residential Development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 23D2014.

REASONS FOR RECOMMENDATION:

The proposed land use amendment is in keeping with the policy guidelines of Part II - Transit Oriented Development Area of the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). It also allows for an appropriate set of uses and use rules in accordance with the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007. The land use amendment conforms to the Municipal Development Plan.

To implement the Density Bonus Provisions of the Hillhurst/Sunnyside ARP, a Direct Control District is required. The standard districts of Land Use Bylaw 1P2007 do not contain provisions for the implementation of a density bonus system.

ATTACHMENT

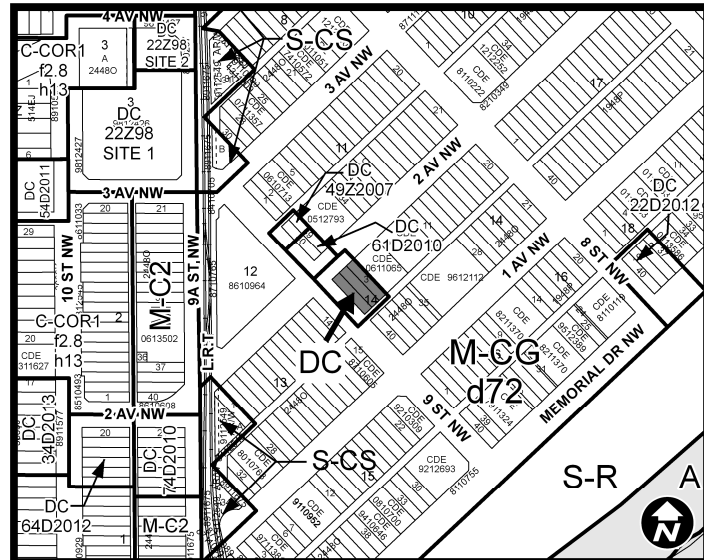
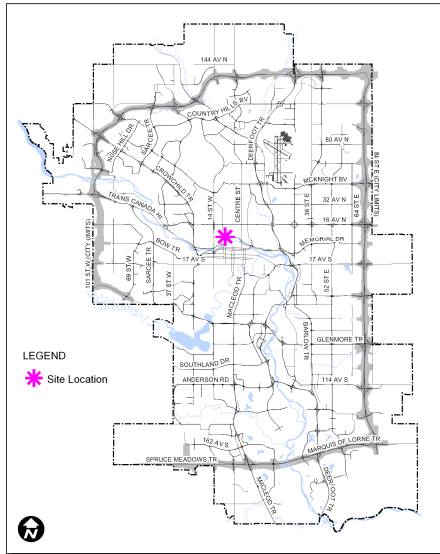
1. Proposed Bylaw 23D2014

G. Brenkman

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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 redesignation of 0.08 hectares \pm (0.2 acres \pm) located at 222 - 9 Street NW (Plan 2448O, Block 14, Lots 1 to 3) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** DC Direct Control District to accommodate Multi-Residential Development (APPENDIX II).

Moved by: R. Wright

Carried: 9 – 0

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Applicant:

S2 Architecture

Landowner:

RJK Developments LTD

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	No	6
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Does this site have the appropriate growth management direction?</i>	Yes	7
Public Engagement <i>Were major comments received from the circulation?</i>	No	8

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Situated within the inner city community of Sunnyside, one block south-east of the Sunnyside LRT station, the subject site is located on the eastern corner of the intersection between 2 Avenue NW and 9 Street NW. The site is also situated on a lane along the southern property line with an existing three and a half storey multi-residential development to the northwest.

This land use amendment application proposes a density increase on a site that is situated directly across from small scale retail commercial uses along 9 Street NW and within walking distance to the Hillhurst/Sunnyside commercial area along 10 Street NW, as well as downtown Calgary. The subject site is developed with two small single detached dwellings and a multi-residential development. The multi-residential development has recently been damaged by a fire to the extent that it was not feasible to restore the building.

The surrounding area consists of primarily medium density multi-residential developments with small scale retail directly across 2 Avenue NW from the site. The large vacant site situated between the subject site and the LRT tracks is designated for medium density residential development. Significant destinations within one or two LRT stops of the subject site include the North Hill Shopping Centre, SAIT Polytechnic and downtown Calgary, among other destinations.

LAND USE DISTRICTS

The proposed land use district is a Direct Control District based on the Multi-Residential – Contextual Medium Profile (M-C2) District. The purpose of the Direct Control District is to implement the density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan approved by Council on 2012 November 05.

The base density in the Direct Control District, as included under Appendix II of this report, stipulates a maximum floor area ratio of 0.72 with a maximum building height restriction of 16.0 metres in terms of the Multi-Residential – Contextual Medium Profile (M-C2) District. The Hillhurst/Sunnyside Area Redevelopment Plan allows for an increase in the density to a maximum floor area ratio of 2.5 through the density bonus provisions.

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 under the Multi-Residential – Contextual Medium Profile (M-C2) District;
- it allows for the implementation of the policies and development guidelines of the Hillhurst/Sunnyside Area Redevelopment Plan; and,
- it allows for the implementation of the density bonus provisions as amended in the Hillhurst/Sunnyside Area Redevelopment Plan.

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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. Inner City areas may intensify; particular in transition zones adjacent to areas designated for higher density, for instance 10 Street NW in Hillhurst/Sunnyside. Tenth Street NW is designated as a Neighbourhood Corridor with the potential for moderate intensification.

Hillhurst/Sunnyside Area Redevelopment Plan (latest amendment 2012)

The subject site is situated in the *Medium Density* zone on Map 3.1 of the Area Redevelopment Plan (ARP) and functions as the transition zone between the higher density 10 Street NW neighbourhood corridor and the low density residential to the east.

This *Medium Density* zone is part of the Transit Oriented Development Area in the ARP with a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres.

In 2009 February, Council approved the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) to add Part II – Transit Oriented Development Area. The intent of the Transit Oriented Development Area is to allow for residential development of various built forms and densities; from secondary suites to apartment style developments. Development must be pedestrian friendly and oriented towards the street.

In 2012 November, Council approved a further addition to the Hillhurst/Sunnyside ARP to include density bonus provisions, which allow for a density increase to the maximum floor area ratio specified in the ARP. To achieve a density above the base density of 0.72 FAR to a maximum of 2.5 FAR, a contribution to a park improvement fund or the construction of an off-site improvement (urban design initiative listed in the ARP) is required in terms of the density bonus provisions of the ARP.

From a land use perspective, the proposal contained in this application complies with the principles and policies of the Hillhurst/Sunnyside Area Redevelopment Plan.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment and parking study were not required for this Land Use Amendment application. Vehicular access is available from the lane and will not be allowed from either 2 Avenue or 9 Street NW.

The Hillhurst /Sunnyside ARP encourages parking for new developments to be provided underground.

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UTILITIES & SERVICING

The subject site is fully serviced by City utilities. A Sanitary Servicing Study and fire flow test were not required for this land use amendment application and were addressed through the development permit application. In both instances, the studies for the development permit confirmed no concerns with the existing level of servicing.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required for this land use amendment application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable

GROWTH MANAGEMENT

This proposal is in alignment with the MDP references associated with growth management and Administration's current work on a Corporate Framework for Growth and Change.

The subject site is located within the Hillhurst/Sunnyside Area Redevelopment Plan which has been ranked as a high priority area for development growth. It has been ranked as #3 in the sequenced list, which was accepted by Council in 2013 December. The high priority ranking is due to significant market interest, excellent transit service, low infrastructure costs and proximity to employment. The high priority ranking is not due to service capacity limitations.

FLOOD MEASURES

The current Land Use Bylaw 1P2007 floodway and flood fringe maps confirmed that the subject site is situated outside the floodway and flood fringe area.

HERITAGE

The Palfreyville Apartment building on the subject site is listed on the City's Inventory for Evaluated Historic Resources as a building with community historic significance. The building however, sustained fire damaged in 2013 January and this land use amendment application was submitted with a proposal for redevelopment of the site.

Heritage Planning reviewed the proposal and requested that the Applicant provide details of the proposed Palfreyville Apartments historic interpretive feature at the development permit stage.

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PUBLIC ENGAGEMENT

Community Association Comments

No comments have been received from the Hillhurst/Sunnyside Community Association by the CPC Report submission date.

Citizen Comments

Two letters were received from adjacent neighbours expressing concerns with the proposed redevelopment of the subject site. Concerns from adjacent neighbours can be summarized as follows:

- the height of the proposed building is slightly higher than existing developments;
- the increase of population density will cause additional pressure on the road infrastructure; and,
- concerns with the demographics of new residents, property values and noise pollution.

The adjacent neighbour concerns were addressed through a review of the land use amendment application in terms of the Hillhurst/Sunnyside Area Redevelopment Plan.

In 2007 June, a Transportation Impact Assessment was used to review the densities and building heights proposed in the TOD area of Hillhurst/Sunnyside. The TIA supported the proposed densities and height which were subsequently approved by Council in the ARP.

Public Meetings

An Open House was held in 2013 May by the Applicant to discuss a potential multi-residential building. Minutes of the Public Open House is included in this report under APPENDIX III.

Since the proposed land use amendment is in keeping with the Hillhurst/Sunnyside ARP, no major comments were received and questions were answered to provide information to the community.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject site is located at the intersection of 2nd Avenue and 9th Street NW and consists of three buildings to be demolished: two single storey homes and a three storey, multi-family building. The multi-family building sustained fire damage in January 2013.

The site is within the Hillhurst/Sunnyside ARP and is within Transit Oriented Development (TOD) area. The current land-use zoning of the subject site is Multi-Residential –Contextual Grade-Oriented District (M-CG d72).

The proposal is a new contextual, street-oriented, multi-residential development in the Sunnyside neighbourhood. It is to be a 4-storey, 19 unit, wood frame building.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for **Multi-Residential Development** of medium height and medium **density** in compliance with the policies of the applicable local area redevelopment plan; and
 - (b) implement the **density** bonus provisions of the applicable local area redevelopment plan.

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.

Permitted Uses

- 4 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

- 5 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

- 6 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

- 7 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 0.72.
- (2) The **floor area ratio** may be increased to a maximum of 2.5 in accordance with the bonus provisions contained in subsections (4) and (5).

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- (3) For the purposes of this section: "Cash Contribution Rate" means: \$17.85 per square metre for the year 2014. The Cash Contribution Rate will be adjusted annually on January 1 by the Development Authority, based on the Statistics Canada Consumer Price Index for Calgary.

- (4) A density bonus may be earned by a contribution to the Hillhurst/Sunnyside Park Improvement Fund, such that:

Cash Contribution Amount = Cash Contribution Rate x Total floor area in square metres above the **floor area ratio** of 0.72.

- (5) A density bonus may be earned by the provision of an off-site improvement in accordance with Section 3.1.5.4 of the Hillhurst/Sunnyside Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:

Allowable bonus floor area =
Total construction cost of the off-site improvement / Cash Contribution Rate.

Total construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a **development permit** for a **development** equal to or less than a **floor area ratio** of 0.72. Details of the construction cost will be determined through the **development permit** process.

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APPENDIX III

PUBLIC ENGAGEMENT

June 13 2013
Transforming Planning
Combined Land-use & Development Permit Application
Project#:213029



Community Correspondence Log:

Meeting / Presentation	Date	Action
COMMUNITY OPEN HOUSE – HILLHURST/SUNNYSIDE COMMUNITY CENTRE	2013-05-14	PUBLIC ENGAGEMENT PROCESS <ul style="list-style-type: none">- 500 flyers were distributed into the community to raise awareness of the open house- 2 posters were displayed on the proposed development site to raise awareness- Open house was held at the Hillhurst/Sunnyside Community Centre, in the main hall- 30+ community residents attended
COMMUNITY REPRESENTATIVE FOR HILLHURST/SUNNYSIDE – KEN UYEDA	2013-05-28	TELEPHONE MEETING W/ JASON CURTIS <ul style="list-style-type: none">- Jason Curtis called to follow up with the Community Representative to discuss the comments provided by them through Giyan Brenkman (City Planner)- It was a positive conversation, discussing the planning and design process of the project- Ken Uyeda thanked Jason Curtis for his openness and a thorough description of the design process
COMMUNITY MEMBER – DANIEL ELLIOTT Daniel.elliott@encana.com	2013-06-12	TELEPHONE CONVERSATION W/ JASON CURTIS <ul style="list-style-type: none">- Daniel wanted an explanation on the design and project details regarding Palfreyville condominiums- Jason explained the design and its unique traits and how it fits into the Sunnyside community- Daniel was thankful for the information and expressed that he looked forward to the proposed development

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APPENDIX III

May 15, 2013
MEETING MINUTES
Project # 213029



Meeting #: 01 Community Open House

Project: Sunnyside Condo Development: Palfreyville
condominiums
Location: Hillhurst-Sunnyside Community Centre
Meeting Date: May 14, 2013
Prepared By: AJ Vaid

Suite 900, 110 - 12 Avenue SW
Calgary, AB, Canada T2R 0G7
T 403.670.7000
www.s2architecture.com

In the event of any disagreement in the interpretation of the following minutes, please advise the preparer in writing so that clarifications may be issued. These minutes will otherwise be considered to be accurate.

Present:

Name / Company	Telephone	Email	Action
Jason Curtis	403 968 6804	j.curtis@s2architecture.com	Presenter
AJ Vaid	403 670 7050x1044	a.vaid@s2architecture.com	
Dick Koetsier	403 252 3099	dick@rjkdevelopments.ca	Client
Pete McMahon		heenan@shaw.ca	Client
Giyan Brenkman	403 268 2678	Giyan.Brenkman@calgary.ca	Planner
Ken Uyeda		k.uyeda@me.com	
Community Members (30+)			

Distribution (all present plus the following):

Name / Company	Telephone	Email	Action

Meeting Minutes: 01 Community Open House

Item	Details (Jason Curtis of S2 Architecture – Presenting & Answering questions unless otherwise noted)	Action
1.	Introduced the architecture team	
2.	Thanked the community of Hillhurst-Sunnyside for attending, thanked all local residents, business owners, developers & builders	
3.	Thanked 'Transforming Planning' with the City of Calgary – Giyan Brenkman & Lyn McKeown (absent)	
4.	Thanked the client/developer RJK Developments for agreeing to participate in this pilot project	
5.	Start of presentation	
6.	Introduced 'Transforming Planning' to the public – this project being a pilot project to participate in 'combined land use and development permit application'	

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Project #213029



Meeting Minutes: 01 Community Open House

Item	Details (Jason Curtis of S2 Architecture – Presenting & Answering questions unless otherwise noted)	Action
7.	Highlighted the Hillhurst-Sunnyside ARP Part I & Part II (Transit Oriented Development)	
8.	Explained the design process of the 'proposed development (as attached – Open House Presentation)	
9.	End of presentation – floor open to questions	
Q.1	What are the façade materials used on the proposed development?	
A. 1	No materials have currently been selected. Possible options include: prodema, fibre-c, other monolithic panel materials, render, hardie board or even brick.	
Q.2	Will the higher roof on the 2 nd Avenue NW corner – cast shadow on 2 nd Avenue NW street? Should it be moved towards the lane?	
A.2	Sun shadow studies will be completed to ensure there are no unwanted surprises.	
Q.3	What are the timelines for permit approvals for the proposed development?	
A.3	Due to the introduction of Transforming Planning process by the city of Calgary, the planning/development process will be faster. Possibly as short as 3-4 months. [Glynn Brenkman] it used to take 6-8 months for Land use application, 4-6 months for the development permit application, now with the possible streamlining of the process, it may cut the process time down to under half.	
Q4	What are the dimensions of the lot?	
A4	Approx. 75 feet by 120 feet	
Q5	What is the market for the condo buyers for this development?	
A5	We propose a mixed-market development – We are considering a mix of studio, 1 bed, two bed and possibly 3 bed.	
Q6	What are the higher windows shown on the mechanical/top floor?	
A6	Clerestory, within a vaulted ceiling for the 2 units of the fourth floor.	
Q7	Detailing of the façade is quite intricate, the roof feels bulky and not articulated	
A7	We have had several positive comments on the roof design too. Roof design is subjective; however, the design will evolve over time as we work through the DP and technical phases.	
Q8	Concerns were raised about shadowing on surrounding buildings	
A8	A proper sun shadow study will be completed to avoid any such concerns. If you provide your emails, it can be sent to you.	
Q9	What is the plan for the snow removal from the roof shown?	
A9	This is subject to further design. This could be a standing seam roof or parapet. There are many ways to deal with snow in a safe way.	

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Meeting Minutes: 01 Community Open House

Item	Details (Jason Curtis of S2 Architecture – Presenting & Answering questions unless otherwise noted)	Action
Q10	Will this new process of TRANSFORMING PLANNING – combining Land use with DP application help and apply to all new projects coming up?	
A10	[Giyen Brenkman] – Yes, the process will be repeatable, through this pilot project we wish to the streamline process. This project will hopefully result in a new process – ultimately approved by council.	
Q11	[Ken Uyeda of HSCA] – How many people here live close to the proposed development?	
A11	8 raised hands [Ken Uyeda of HSCA] – advised to all attendees to speak and raise their concerns now as it is a genuine attempt by the city/architects/developer to get everyone involved and be a part of design, mostly a simple box is shown at the land-use change open house but here the whole concept & design is being shared so it is crucial to voice your concerns now and be a part of this process	
Q12	What is being done to incorporate the bus stop in front of the property into the design as the site is within the TOD area? It is very hard to get to the bus stop over the bank of snow in the winters	
A12	It may be a good opportunity to connect the heritage part of the site [Palfreyville apartments] with the bus stop by providing seating and some kind of memorial near the bus stop. We will look at how the bus stop might be incorporated into the design.	
Q13	Most (3) ground units enter from the 9 th street NW façade, 2 nd avenue NW is missing that interaction with the neighbours etc. since it is the crucial façade facing the coffee shop and a very active avenue.	
A13	We will look at providing more entrances from the 2 nd Ave façade as we develop the design further.	
Q14	Was a commercial component ever considered in the proposed development?	
A14	No, this building is residential. A commercial component would be challenging at this location. It will require significantly more parking, loading and waste & recycling - More than this small site can realistically sustain. There is also no demand for commercial at this location given its proximity to the commercial core.	
Q15	What about the triangle site across from the proposed development, is there a possibility of commercial there?	
A15	[Giyen Brenkman] This will most likely be a mixed-use development.	
Q16	Are you not being hypocritical by asking for parking relaxation in the TOD area? A feasibility study needs to be done on how much parking is really required in the TOD area as city of Calgary is very car oriented place?	
A16	The denser the area, the more people there are. The more people there are, the better the public transit service is. Reducing the need for cars (and congestion) is the primary purpose of the TOD district. So no, not hypocritical. Mostly, the hardest thing is to get developers to agree to a parking reduction. There is a possibility of car share programme for this development. [Giyen Brenkman] – Calgary city has a lot of people using cars and we are aware that it is not going to change overnight, the densification of this TOD area is supported by the ARP but will take time change in Calgary.	

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MEETING MINUTES

Project #213029



Meeting Minutes: 01 Community Open House

Item	Details (Jason Curtis of S2 Architecture – Presenting & Answering questions unless otherwise noted)	Action
Q17	The alleyway façade is not really different from the Avenue façade, what is the prime difference?	
A17	The avenue façade has a higher – sloping roof with clerestory. This helps to create an architecture 'hinge' on that corner for the building – A corner feature if you like.	
Q18	Can the building not be pushed to the property line on the 2 nd avenue to make a 'denser' feeling street for street interaction – like the Vendome café does?	
A18	Street walls are generally good I agree, but perhaps in this case only an 'element' can protrude out and make that statement. Anything more may cause an uncomfortable situation for the adjacent condominiums, plus this kind of change will have significant implications on the contextual setbacks defined by the bylaw.	
Q19	Is there a way the corners can take advantage of solar light/passive gains?	
A19	There may be an opportunity for roof mounted solar domestic hot water, to take advantage of the buildings orientation. We will consider this. The balconies and overhangs will provide solar shading in the Summer and penetration in the winter. All the corners are glazed to maximize visual connectivity with the street.	
Q20	For the flat roof, is there a roof top garden possibility?	
A20	The Alberta Building Code does not permit habitable spaces above the 4th floor (approx. 9m height) using wood frame construction. British Columbia permits 6 storey wood-frame buildings which is why you may have seen this elsewhere in Canada.	
Q21	Why can this building not be concrete construction?	
A21	For a smaller project like this, it will have a significant impact on the budget and may 'kill' the project all together. In short, the pro-former does not work.	
Q22	Could you make parts of building 3 storey in height and add roof top gardens above them?	
A22	That would cause a significant loss to the number of units that can be provided and put into question the project feasibility and balance of risk.	
Q23	What is the timeline on the construction of the building?	
A23	12-14 months construction time	
Q24	What is going to be done to mitigate the traffic congestion and unsafe conditions that are arising from the increase in density and increase in new developments in the area? Buildings such as St. John's and other new developments like this will affect a lot of single family homes in the area and make congested, unsafe circumstances...	
A24	[Glyan Brenkman] – The council is addressing any such issues as they arise in the communities to make sure the safety and traffic issues are studied and resolved. This is a great question to bring up with your alderman and maybe address the issue of congestion in the local ARP as well	

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May 15, 2013
MEETING MINUTES
Project #213029



Meeting Minutes: 01 Community Open House

Item	Details (Jason Curtis of S2 Architecture – Presenting & Answering questions unless otherwise noted)	Action
Q25	What is being done for the heritage component on the site? Medallions are not a great solution for many reasons	
A25	We will explore options as part of the DTR process with the City.	
Q26	What trees are being added to the site?	
A26	The parkade underneath makes it very difficult to have large trees on site. We propose planting larger caliper trees on City land along 9 th street.	
	[General comments]	
1.	The design presented looks very developed and gives the feeling that it will not change regardless of community suggestions.	
2.	There may be another way to decide what is designed for a particular site by getting the community involved before that decision by the developer is made. The community is working on an inventory of uses/buildings/activities that are required to be built in the area such as a library, media centre, a small police post etc.	
3.	The higher architectural feature/roof may hinder views of the sky/light for the adjacent buildings.	
4.	The proposed development is a great addition to the community.	
5.	The awareness of the heritage component being incorporated is a very good attempt on the developer's part.	

Next Meeting: None proposed

Signed: