

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jun 20, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Amendment in Sunnyside (Ward 7) 510 – 10 Street NW, LOC2022-0037

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please refer to the attached letter and attachments to the letter, split across three files.

June 13, 2023

Jonathan Klein
1059 5th Avenue N.W., Suite 302
Calgary, Alberta T2N 4S8

Calgary City Council
c/o City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

Dear Members of Calgary City Council:

**Subject: Land Use Amendment in Sunnyside (Ward 7) at 510 – 10 Street NW,
LOC2022-0037, CPC2023-0361**

I am writing to express my support for this development because it is compatible with the concept of “laneway mews” as presented in the Bow to Bluff Urban Design Framework.

Laneway mews are laneways that have been developed to have residential dwellings and businesses accessed from the laneway. They “...expand the usable public realm and active frontage...” in the community, transforming the laneway into “...a modest front street”.

This development will have commercial and residential space on the ground floor both with access from the laneway, and an adequate setback from the laneway property line which will prevent excessive shading on the laneway. These factors, which are relevant to the land use amendment, make it compatible with the concept of laneway mews.

For your information I have attached some pages from the Bow to Bluff Urban Design Framework and some photos of other buildings in Sunnyside with active frontage on the laneway.

Sincerely,



Jonathan Klein

Encl.

c.c.: Lukas Sherwin, Planner, Community Planning

Previous Plans for Laneway Bow to Bluff Urban Design Framework - 2012 (Pages Regarding Laneway Mews)

4.6 The Overall Concept Plan

- | | | | |
|--|---|--|---|
| <ol style="list-style-type: none"> 1. Gradual ramp up McHugh Bluff with stairs to the half way point 2. Park development (new park extending from the McHugh Bluff access point to 10th Street NW) 3. Wifi internet in the corridor 4. Public art installation within the parks 5. Active living / fitness equipment 6. Improved connectivity between corridor and Riley Park over 10th Street NW 7. Vegetated Green wall along section of the LRT transit bridge | <ol style="list-style-type: none"> 8. Temporary refurbishment to the LRT fence by installing rentable art panels and removing the top 0.5m of the fence 9. Improved recreational pathway on 9A Street NW north of 5 Avenue NW 10. Streetscape improvements through alley to extend pedestrian travel zone between 4 Avenue NW and 5 Avenue NW 11. Integrated planting / wire / corten along LRT transit fence | <ol style="list-style-type: none"> 12. Surface treatment across key intersections to allow for safe crossings 13. LRT station platform improvements 14. Art installation on the large Safeway wall 15. Woonert 16. Green infrastructure integrated into the new building and the surrounding streetscape 17. Open air market 18. Temporary pavillion for public art 19. Laneway Mews | <ol style="list-style-type: none"> 20. Kiosk at active living park 21. Park development (4 Avenue NW park) 22. Park development (3 Avenue NW park) 23. Central corridor civic space 24. Park development (2 Avenue NW park) 25. Park development (1 Avenue NW park) 26. Park development (Memorial Drive Active Living park) |
|--|---|--|---|

Study Area Boundary - - - - -



Omega Developments Building

Figure 4.3 Overall Concept Plan

Previous Plans for Laneway Bow to Bluff Urban Design Framework - 2012 (Pages Regarding Laneway Mews)

7 over the asphalt to increase slip resistance and user safety.

Key map



Laneway Mews

Laneways provide locations for important utilities, services, parking and loading zones. However, they also expand the usable public realm and active frontage within the corridor.

A mews is a British term describing laneways or alleys that have been converted overtime from being used for rows of horse stable buildings servicing larger dwellings to that of back-street secondary residential dwellings, as well as small businesses.

These laneways are often transformed into pleasant and desirable areas that create the qualities of a modest front street.

The Bow to Bluff Corridor's laneways should be seen as more than functional elements. Properly designed they can provide pleasant pedestrian circulation corridors and also serve private businesses as entries and patios. Improvements to back lanes should include permeable paving, planting, burying utilities, and allowing for housing and small business to exist. In some residential areas, there are opportunities for secondary suites.

The evaluation of the Laneway Mews arose from both, an expressed community desire during the engagement process and from the 'Livable Laneways' project, which was a project by Sustainable Calgary.

The design direction for the Laneway Mews is as follows:

- Lane access may be limited or reconfigured to complete streetscapes and provide opportunities for community gathering, open space, landscaping, mid-block pathways, courtyards and plazas.
- Lanes will only be closed where adequate street circulation can be maintained and where access to utilities, parking, deliveries and garbage collection will not be impeded.
- Development along lanes should be designed to provide adequate sight lines among buildings, open spaces, streets, and lanes for the benefit of both visual interest and public safety.
- Lane frontages should provide clearly visible pedestrian routes among features such as courtyard entries, pathways, landscaping, common building entranceways, and individual entrances to dwelling units.
- Lane access to buildings should be clearly indicated and well lit to promote not only safety, but also the perception of safety, especially in corners and other secluded areas.
- Lighting, landscaping, paving and burying of utilities along lanes should be coordinated to prevent unnecessary or inefficient duplication, reinstallation, or reconstruction.



Credit: West Vancouver Thurlow
Laneway, Hiscock, Keough, &
Zoldak (2011)



Credit: West Vancouver Thurlow
Laneway, Hiscock, Keough, &
Zoldak (2011)

Previous Plans for Laneway Bow to Bluff Urban Design Framework - 2012 (Pages Regarding Laneway Mews)

The key design elements for Laneway Mews improvements have been communicated to the Bow to Bluff team through the Livable Laneways Project conducted in 2011 (Hiscock, Keough, & Zoldak (2011) Livable Laneways Project. Sustainable Calgary Society, Calgary, Alberta) are as follows:

- **Laneway Signs.** Use a distinctive sign design with names placed at the entrance to the lane and name the lanes thematically or use a local historical figure or event. Many of the inventoried lanes have heritage items on 'display' (e.g. vintage cars) or original turn of the century carriage houses or barns (there are likely other items of historical significance within these structures that could be featured in a Heritage Lane).
- **Feature Lighting.** Install lighting throughout the laneway and coordinate this with other fixtures in the corridor to save on purchase and maintenance costs.
- **Communal Gardens.** Install linear or small plot laneway gardens - vegetables, flowers, fruit trees or berry bushes.
- **Mini-Plazas.** Where extra wide parking spaces are located, these can be transformed into small community plazas with multi-layered purposes.
- **Local Business Establishments.** Laneways and unused garages could be used as spaces for small local business. This could be supported by an innovative 'local business license'. Such a license would be available to local businesses defined as those designed to serve the local community. With

such a license parking requirements could be waived as the locals can all easily access the business by bike or walking. Types of businesses may include: bakery, laundromat, Re-use/Recycling store, Small tool rental and repair business, hair salon, Yoga or Artist studios.

- **Laneway Housing.** Several laneway houses exist in Sunnyside (e.g. two carriage house heritage style houses currently at the corner of 1st Avenue and 2nd Avenue, lanes on 6th Street, and a new townhouse construction at 7th Street on the 3rd Avenue and 4th Avenue lane). Appropriately-scaled secondary residential dwellings along the laneway should be encouraged to activate the laneway back-yard frontage with doors and 'eyes-on-the-lane.'
- **Cluster Parking.** Vehicle parking in lanes could be redeployed to the outer edge of the lane leaving the interior of the lane a pedestrian zone except for utility vehicles and periodic resident drop off and pickup.
- **Car-Share Parking.** Provide parking for Car-Share vehicle(s)
- **Permeable Surface.** Install hard permeable surfaces (e.g. bricks) to aid water filtration and pedestrianization.
- **Elevated Linear Gardens.** The New York Highline inspired elevated linear gardens could be incorporated into laneways with public stairway access and direct elevated access from condominium and apartment buildings. Alternatively Green roof structures can be added to existing or new buildings and would create additional public space.



Credit: Crack Garden
by CMG Landscape Architecture



Credit: Making Space in Dalston
by J & L Gibbons Landscape
Architects / MUF Architecture /
Art

Examples of “Active Frontage” on Laneways in Sunnyside

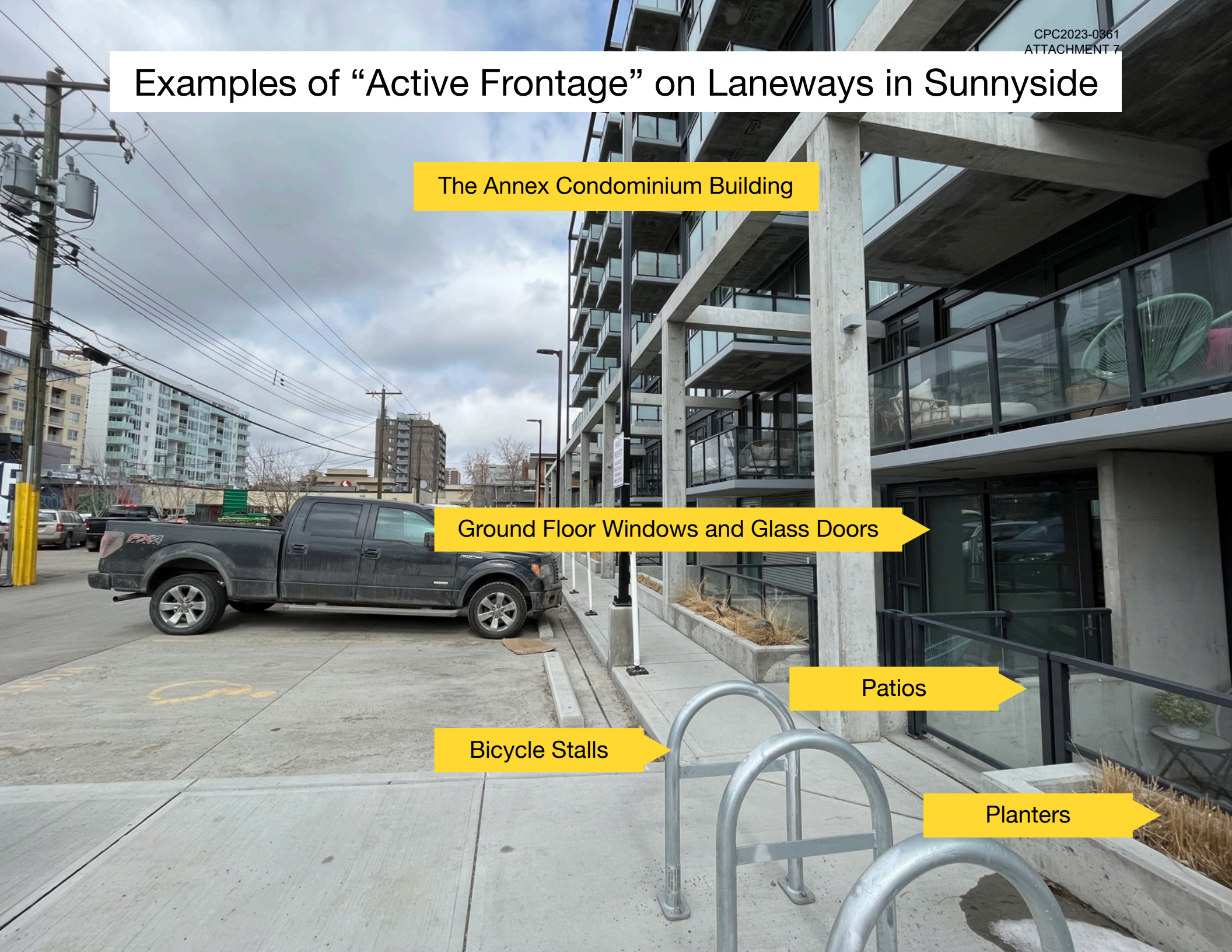
The Annex Condominium Building

Ground Floor Windows and Glass Doors

Patios

Bicycle Stalls

Planters



Examples of “Active Frontage” on Laneways in Sunnyside

PIXEL Condominium Building

Trees

Ground Floor Windows and Glass Doors

Patios

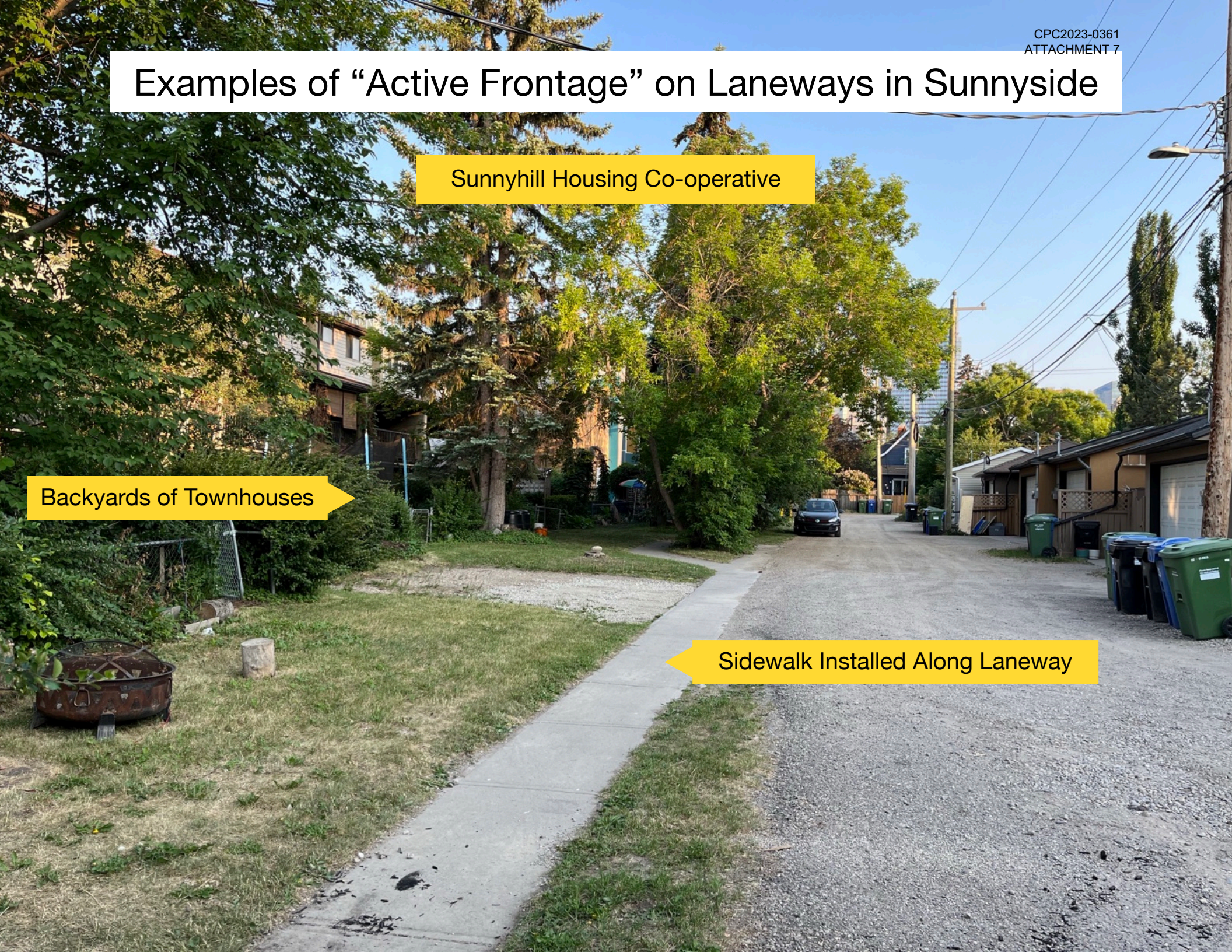


Examples of “Active Frontage” on Laneways in Sunnyside

Sunnyhill Housing Co-operative

Backyards of Townhouses

Sidewalk Installed Along Laneway



Examples of “Active Frontage” on Laneways in Sunnyside

202 6 St NW

Historic Laneway House

