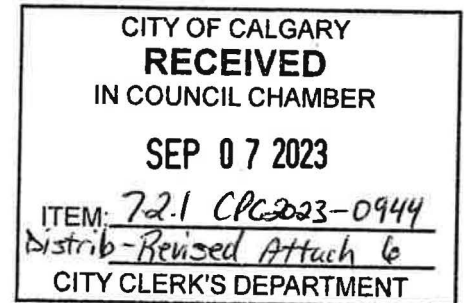


Community Association Response

Received 2023, September 1



September 1, 2023

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

Emailed to: Lisette.BurgaGheresi@calgary.ca

RE: LOC2023-0057 | 427 10 ST NW | Land Use Amendment to accommodate MU-2

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for providing us with an update regarding the rules that will be included in the Direct Control bylaw for the above-mentioned land use amendment application.

The concern that we have noted for this application is the impact a financial institution can have on the public realm, in particular the location of offices or board rooms near windows facing the street. We interpret rules 11(4)(b) and (c) as allowing office or boardrooms to be located along the street front, however, windows along the entire length of the institution are strictly limited to the opaque treatments that can be applied to the glass. We have been told that opaque treatments include blinds and curtains.

To ensure that these rules are upheld, the DC bylaw does not allow any relaxations for part 11. During the development permit phase, the HSPC will review the application to ensure that these rules are in place and the applicant is not seeking any relaxations that could affect Rule 11.

Regards,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

CC: Executive, Hillhurst Sunnyside Planning Committee
Becky Poschmann, Community Planning Coordinator
Ward 7 Councillor's office

Received 2023, May 24



May 23, 2022

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

Emailed to: Lisette.BurgaGherssi@calgary.ca

RE: LOC2023-0057 | 427 10 ST NW | Land Use Amendment to accommodate MU-2

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above-mentioned application. We reviewed this application based on the Hillhurst-Sunnyside ARP. Our feedback includes what we heard from the Hillhurst Sunnyside Planning Committee as well as resident feedback.

We understand that this application is seeking a minor amendment to the existing Direct Control (DC) district (15D2018) based on MU-2. The purpose for the DC amendment is to remove the maximum façade width rule for financial institutions. The current restrictions allow a maximum façade width of 7.5m and through information provided in the application, the financial institution requires a façade width of 24.0m, acquiring three bays to do so. This application also seeks an amendment to the ARP to Part II Policy 3.1.2.7.

The applicant presented the details of the application to the HSPC at our May 4th, 2023, meeting. The comments below are what we have heard from the HSPC and residents.

POLICY REVIEW

Policy 3.1.2.7 states that *“commercial uses that do not generate significant pedestrian activities, such as financial institutions, may also locate on the ground floor provided store frontages do not exceed 7.5 metres. The remainder of the commercial area should locate on the second floor, basement, or wrapped behind adjacent retail units.”*

Policy 3.1.2.7 is a policy for the land use of buildings located within the Transit Oriented Development area of the plan. Any amendments to this policy must include a site-specific address so as not to encourage other financial institutions or uses not generating



significant pedestrian activity from occupying a ground floor space that has a frontage greater than 7.5 metres.

The HSPC would like to ensure that **Policy 3.2.2.8** from the ARP is upheld. This policy states that *“all ground floor glazing shall be completely transparent (door and windows) except when used as a spandrel material.”*

Image 1 denotes a TD bank that is located along 10th ST NW in Hillhurst Sunnyside, and the ground floor glazing is completely transparent. Image 2 is a TD Bank located on 17th AVE SW, where they have applied covering on approximately 33% of each windowpane. This is a great example of an institution doing a poor job of contributing to the activation of the streetscape.

Image 1: TD Bank on 10th ST NW (source: Google Maps)



Image 2: TD Bank on 17th AVE SW (source: Google Maps)





DIRECT CONTROL BYLAW

It is our understanding that the direct control designation can be written to ensure that certain aspects of a development become enforceable. The HSPC would like to offer the following recommendations to be incorporated into the creation of the DC bylaw as they relate to the façade design elements. Our goal with these recommendations is to ensure that the frontage of the building remains vibrant. In our observations, many of the financial institutions located in Hillhurst Sunnyside create “dead zones” because the offices that are located along the street wall usually have their curtains drawn, creating an unpleasant streetscape. The purpose of policy 3.1.2.7 is to prevent these “dead zones” from interfering with a vibrant portion of the street.

The regulations the HSPC would like incorporated in the updated DC bylaw include:

- *All closed office space or closed rooms associated with the financial institution must not be located against the street wall facing 10th ST NW.*
- *A minimum of two of the three entrances for the financial institution must be operable.*
- *Signage shall not be affixed to any of the brick façade.*

PAST APPLICATIONS

The HSPC first reviewed the land use amendment for the subject site in 2017. In one comment, we do identify the need to allow for an active frontage along 10th Street and this would evoke the village feel of the historic community and increase face-to-face interactions in the area.

In 2022, the HSPC provided comment for a Change of Use application (DP2022-03412) at the above-mentioned address to allow for a financial institution. We believe this application was refused based on the policies set out in the ARP and it has been recommended that the applicant move forward with a land use amendment application. Our comments for this application identified concerns regarding the original promise of active uses in the initial development application. This current proposal does not fulfil this promise and we continue to have concerns with financial institutions delineating from an active street and limiting interaction with the pedestrian realm based on existing precedent throughout Calgary.



The HSPC's concern with having a financial institution located on the ground floor, having a façade width greater than 7.5m, and by locating closed offices along the street wall will interrupt the pedestrian flow by creating a "dead zone." This is an effect that we are currently experiencing with the other financial institutions in the community.

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
Becky Poschmann, Community Planning Coordinator, HSCA
Ward 7 Councillor's Office
Development Permit Circulation Controller