

Community Association Response



March 27, 2024

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

Emailed to: matt.rockley@calgary.ca

RE: LOC2024-0030| 1020 2 AV NW | M-CGd72 to DC/M-H1

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-CGd72 to DC/MUH-1. The applicant indicated that the zoning would accommodate a multi-residential development at a height of 26 metres. We reviewed this application based on the Hillhurst-Sunnyside ARP and the Transit Oriented Development Policy. The applicant presented the merits of this application during our March 7, 2024, meeting.

Below we will be highlighting the strengths, weaknesses, opportunities, and other concerns/comments along with our rationale based on our interpretation of the proposed development. For any weaknesses or other concerns/comments we note, we will provide a solution. Please keep in mind that any comments we make regarding assumed relaxations are based on the HSPC's interpretation of the land use bylaw rules and regulations for developments located in the land use district.

Strengths	Rationale
Parking is not being considered.	Attainable Homes Calgary has expressed that they are in the business to house people, not cars. They have also expressed that to ensure rental or purchase rates remain attainable/affordable, they do not often incorporate underground parking in their multi-residential buildings. This site is steps from the Sunnyside LRT station; thus it makes sense to request zero-parking.
The promise of increasing the class-1 bicycle parking to equal occupancy – this was a comment made during the presentation to the HSPC.	Most households who have bicycles will tend to have more than one. The opportunity to have a secure location to lock up their valuables outside of their dwelling unit allows them to free up space within their units for living.

Weaknesses	Rationale	Solutions
Currently the application is requesting 0.5 bicycle parking per unit.	This requirement	Consider eliminating some of the residential parking and converting the stalls to class 1 bicycle stalls.
A 4.0 FAR does not maximize the opportunity for this site.	Providing more affordable housing if a high priority in Calgary.	Increase the height and FAR.

Opportunities	Rationale
Live/work units on the ground level	Creating space for residents to be successful entrepreneurs in a win for society. Providing services to the community and LRT users builds community and keeps the location active and void of bad behaviour.
Space for community gathering	If the development needs to dig down it would be beneficial to the community to have a space that the community could use for gathering, Meetings events, markets and such don't have a lot of options in Sunnyside.

Other Comments/Concerns	Rationale	Solutions / Questions for follow up
The site is located within the draft Flood Fringe area for 1:100 floods.	Should Calgary experience another 1:100 flood prior to the Sunnyside Flood Barrier being built, the building could experience significant damage and many residents would be displaced.	The HSPC recognizes Calgary is in the midst of a housing crisis and this project will support adding more dwelling units to the market; however, please keep in mind the development challenges that may come with this project due to it being located within the Flood Fringe. Until the map is amended to reflect the flood barrier, there are several development policies that may impact the design of the project.
There is a concern that the proposed direct control land use amendment does not require or specify that affordable housing must be built on the site. It has only been promised that it will become that.	<p>The HSPC recognizes that this application is led by Attainable Homes Calgary and that they fully intend to build on this site. The proposed land use states that the 4.0 FAR can be allowed through the provision of affordable housing units or a cash contribution to the HSCA Amenity Fund.</p> <p>The way in which the land use is proposed does not require the multi-residential development must be attainable/affordable housing. The wording allows for two scenarios a developer can consider when looking at achieving a FAR of 4.0.</p>	<p>The Direct Control bylaw must be written to include specific rules that the multi-residential development can only be an attainable/affordable housing project. For instance, include a rule that states a FAR of 4.0 can only be achieved through the provision of affordable housing units. Remove any mention of the cash contribution as this can encourage for-profit housing.</p> <p>The HSPC recognizes this suggestion of removing the cash contribution option may result in an amendment to the HS ARP to support this unique concept but seeing that the ARP will be</p>

		replaced by the Riley LAP this year, the amendment is essentially becoming a moot point. There needs to be assurance that only affordable/attainable housing can be built under this Direct Control land use district, it should remove all opportunities for for-profit housing on this site.
Multi-residential development as a permitted use	The HSPC appreciates the need for this development, however, we want to ensure that the building fits well within the context and characteristics of Sunnyside. Most importantly, we want to ensure the building is oriented in a manner that does not result in the Bow to Bluff pathway being sandwiched between two walls. Permitted uses do not get circulated – what happens if the lot is sold to a private, for-profit developer who does not include the community in the design process and designs a building that does not achieve the intent of this land use application?	The bylaw must be written to state that a multi-residential development can be a permitted use if it is providing affordable housing. This provides assurance that this attainable/affordable housing project will come to fruition.

Summary

The HSPC appreciates and recognizes the need for affordable housing. We also recognize and respect the City of Calgary Housing Strategy and that Attainable Homes Calgary have been tasked with introducing a much-needed affordable multi-residential development within walking distance of the LRT. For years, residents in Sunnyside have been informed that a development on this site would be for affordable housing. To assure residents and future residents in need of affordable housing, the design of this direct control bylaw is crucial. As the proposed land use is currently presented, it still allows for for-market housing to be considered on this site. The HSPC recognizes that there is no intent to develop for-profit housing, however, the opportunity remains based on what has been proposed.

In the applicant's submission, under Proposed Land Use Amendment, consider amending the proposed key land use rules to the following:

- A maximum density of 4 FAR can only be achieved through the provision of affordable housing units.
- Multi-residential development can only be a permitted use if the development provides affordable housing units.
- The reduction of motor vehicle parking stalls to 0.0 with the provision of 1.0 bicycle parking stalls per unit which are to be located within a bicycle parking facility.
- The land use must be amended if the provision of affordable housing units is not achieved.

The HSPC requests that the proposed Direct Control Land Use is designed specifically to support affordable housing; it should not be any provisions that can result in a for-profit housing to be developed on this site.

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
Kate Stenson, Executive Director, HSCA
Becky Poschmann, Community Planning Coordinator, HSCA
Ward 7 Councilor's Office