



Public Submission

CC 968 (R2024-05)

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 or Council Committee agenda and minutes.** 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 or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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.

First name [required] Daniel

Last name [required] Huss

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jul 16, 2024

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

[required] - max 75 characters Land Use Redesignation Sunnyside LOC2024-0030 BYLAW 227D2024

Are you in favour or opposition of the issue? [required] In opposition



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I request to speak to council in opposition to the proposed land use amendment. I am generally supportive of increased zoning density, but wish to speak to the positive community impact the public space has on our community. I'd like to touch on the volume of community events held in the space, the diversity of activity that happens in it, it's unique transit accessiblty as a public space, and it's importance as one of the limited locations for public gathering in a community with large density increases already underway.

Thank you for adding me to the speaking list.
Kindly,
Daniel



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First name [required] Becky

Last name [required] Poschmann

How do you wish to attend? In-person

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 comment on? [required] Council

Date of meeting [required] Jul 16, 2024

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

[required] - max 75 characters LOC2024-0030 location at 1020 2nd Ave NW

Are you in favour or opposition of the issue? [required] Neither



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ATTACHMENT_01_FILENAME LOC2024-0030_1020 2nd Ave NW_HSCA letter for public hearing.pdf

ATTACHMENT_02_FILENAME

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

HSCA has an amendment to the direct control district they would like the applicant, city administration, and council to consider. This is a minor amendment and is explained in the letter that is attached.



July 9, 2024

City Clerk's Office
The City of Calgary
Office of the Councillors (8001)
PO Box 2100, Station M
Calgary, AB T2P 2M5

Submission made through the Public Submission Form
Emailed to: cityclerk@calgary.ca

**RE: DATE: July 26, 2024 - Public Hearing Agenda Item TBD
LOC2024-0030 | CPC2024-0651 | 1020 2 AV NW**

The Hillhurst Sunnyside Planning Committee ('HSPC') is pleased to provide the City Clerk and Council with comments for the land use amendment application LOC2024-0030, located at 1020 2nd AV NW in the community of Sunnyside. We understand this application is seeking to amend the current land use district from M-CGd72 to DC + M-H1, and an amendment to the Hillhurst Sunnyside Area Redevelopment Plan ('HS ARP').

This project will be the first Attainable Homes project in Sunnyside, and the HSPC is pleased with the way in which the direct control bylaw has been written to support the development of affordable housing. The concerns that the HSPC submitted on March 27 have been addressed and we believe the design of the direct control bylaw reflects these concerns.

The following table outlines the concerns that were provided by HSPC and how they have been resolved.

Concern	Resolution
<p>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> <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 was proposed did 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</p>	<p>Rule 8 (2)(a) of the proposed direct control bylaw includes provisions that the must be included in a development to achieve the maximum floor area ratio of 4.0 in that a minimum of 50% of the units in the building are affordable housing units.</p> <p>The definition for affordable housing, which is provided in Rule 4(a) provides reassurance to residents as to what qualifies as affordable housing, although the HSPC has concerns as to the terms that are used (please see below for a recommended amendment).</p>



<p>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 replaced by the Riley LAP this year, the amendment is essentially becoming a moot point.</p> <p>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.</p>	
<p>Multi-residential development as a permitted use.</p> <p>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.</p> <p>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?</p> <p>The bylaw must be written to state that a multi-residential development can be a permitted use if it is providing affordable housing.</p> <p>This provides assurance that this attainable/affordable housing project will come to fruition.</p>	<p>The design of the direct control bylaw provides assurance that in the event the site is sold to a private developer who does not intend to include a minimum of 50% affordable housing units cannot benefit from a multi-residential development being a permitted use.</p> <p>It is the understanding of the HSPC that should a private developer acquire the site and develop it with market housing, their development permit would be a discretionary use and should they wish to apply for a development with a FAR of 4.0 without including a minimum of 50% affordable housing, the application would be automatically refused, as this rule cannot be relaxed per Rule 11.</p>

RECOMMENDED AMENDMENTS TO THE DIRECT CONTROL BYLAW

The following is an amendment the HSPC would like the applicant, city administration and council to consider:

Under Rule 8(2)(a) – the bolded term **“affordable housing units”** does not match the how the term is defined under Rule 4(a) **“affordable housing”** – there is a concern that this discrepancy could result in



Rule 8(2)(a) being misinterpreted, allowing private developers an opportunity to develop the site with market housing, which would be a permitted use with a FAR of 4.0.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** may be increased to 4.0 with the provision of the following bonus items:
- (a) a minimum of 50 percent of the **units** in the **building** are **affordable housing units**; and
 - (b) a minimum of 540 square metres of **publicly accessible private open space**.

General Definitions

4 In this Direct Control District Bylaw:

- (a) **“affordable housing”** is defined as a **building** containing non-market housing **units**, owned and operated by the **City** or a bona fide non-market housing provider recognized by the General Manager of Planning and Development Services, secured through a legal agreement.

We appreciate being informed throughout the decision-making process. A representative from HSCA may be presenting at the public hearing on July 16th.

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 Councillor's Office