

Applicant What We Heard Report

What We Heard Report 201 10 Street NW Kensington, Calgary

January 2023



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Why Public Engagement

Why Is Public Engagement Important?

Public and community engagement provides the opportunity for focused conversations, allowing a structured step-by-step method of leading people through phases of reflection, allowing them to process experiences as a group. Public engagement allows residents to be heard, provide feedback and inspiration for projects, and stay informed about what's happening in their community. Through a multi-pronged approach, the engagement strategy offers a variety of ways for residents and stakeholders to get involved.

What Can Participants Take Away?

Public engagement is centred around the idea that those who have the potential to be impacted by an issue or decision should be given the opportunity to be informed and provide feedback. Through engagement, residents and stakeholders can be knowledgeable about a project and follow along with every step of the project journey. If there are concerns surrounding any aspect of the project, engagement allows for participants to have a dialogue with the Project Team and for the project team to be able to understand and respond to adjacent neighbour concerns.

Engagement Summary

QuantumPlace undertook a comprehensive public engagement program for this project. The QuantumPlace Planning team prior to embarking on engagement met with the Hillhurst Sunnyside Planning Committee (HSPC) and presented a "pre-application" of the proposed land use application. This presentation included an overview of the application and engagement strategy, which included meetings within the HSPC and a digital open house. A website was established at the beginning of the project and will continue to be updated as the development progresses through the municipal planning process.

At the HSPC's suggestion, the engagement plan was revised to include 2 pop-up events held on the subject site to garner more comprehensive feedback on the development. Below is a summary of the outreach completed:

- On the October 6th: meeting with the Hillhurst Sunnyside Planning Committee (HSPC);
- On the October 7th: the project website launched <https://qpengage.ca/project/kensington/>;
- The QuantumPlace team met with Councillor Wong (ward 7 councillor) on October 17th;
- On November 4th: 2 signs (24" x 48") were erected on the fence of the site, one on Kensington Road and one on 10th St NW;
- On November 16th: informative postcards were delivered to residences and businesses within 200 metres of the project site;
- The open house and pop-up events were advertised via the Hillhurst Sunnyside Community Association (HSCA) e-Newsletter and Instagram page;
- Partnering with the Kensington Business Improvement Area (BIA) for the Christmas in Kensington event, the Project Team hosted 2 pop-up events on the project site on November 26th and December 3rd. Project materials were available, and the team asked those interested to complete a short survey (See Appendix for full survey results); and
- A virtual open house was held on November 30th.



Sign erected on the fence

Below are some of the promotional materials used to advertise the public engagement events:



Example of the materials used to advertise the public engagement events

Pop-Ups & Survey

The pop-ups were held on site from 12 pm to 3 pm during the Christmas in Kensington event. Project materials were made available for people to examine and were asked to participate in a 6-question survey. If people participated in-person at the pop-up, they were given a latte card to a local coffee shop. The survey was also made available online starting on November 6 and closed on December 9, 2022. During this time, 168 people completed the survey. 42.5% of the participants live in Hillhurst Sunnyside community. The survey questions focused on two main aspects of the proposal: Bousing and Building height. The survey questions were:

1. What part of the city do you live in?
2. What is the purpose of your visit to Kensington?
3. As part of the development bonusing for this project, the applicant is proposing to incorporate public amenities to benefit the community and visitors. Please rank the importance of each one from 1-3. (Public Plaza; Public Art e.g., Sculpture; Mural)
4. What would you prefer the development incorporates as the bonusing elements for this project? (Public plaza, public art, and mural, as proposed by the project; Only the public plaza element, Only the public art element (mural and sculpture)?
5. Other projects in the city that are located within 400 Meters of an LRT station have been approved for up to 26 storeys. Further, buildings located close to this project are 10 storeys high and right across the river from this site you can see residential buildings of varying height from 24 to 32 storeys. What would you support for this site?
6. Would you like to share any other comments about this proposed development?

Bonusing Elements

The majority of participants (55%) expressed support for the bonusing elements proposed for the project. A small minority of participants suggested other bonusing items. Some suggestions, like the addition of trees and shrubs, can be considered within a future development permit submission. Other suggestions like wider sidewalks, seating, and a gathering space are already being proposed within the project.

Height

Participants were asked what they thought would be an appropriate height for the proposed development. The survey demonstrated that 48% of participants were in support of a building of 14 storeys or more. Among participants that live outside the Hillhurst/Sunnyside communities, support for heights of 14 storeys or more increased to 51%.

Open House

15 people registered for the open house and 12 people attended. The session ran for approximately 1 hour and 40 minutes and included a 20-minute presentation from the applicant. Afterwards the team fielded questions from the public. The themes of the questions were:

- The justification for the proposed height and FAR;
- Concern regarding the impact of traffic at a busy intersection and how access and egress will be addressed;
- Discussion regarding how the proposed amenities would benefit the whole community;
- Discussion on whether the team would be willing to wait for the approval of the Riley ARP before proceeding with the project; and
- the differences between this application and the previous applicants made on the parcel.

Ongoing Communication with the HSPC

The QuantumPlace team reached out to HSPC prior to the pre-application process to discuss the project, the team also shared updates with the committee. The team will share the survey results with the HSPC and continue to engage with the committee as the land use redesignation application progresses through the process.

Response to What We Heard

Key Theme	Application Response
The justification for the proposed height and FAR;	<ul style="list-style-type: none"> - The site is located at a prominent location; at the intersection of two of Calgary’s two key Main Streets and aligns with the MDP goal for for intensification. - The site within 400 m from the LRT station, and will be a gateway into the Kensington and Hillhurst/Sunnyside communities. - The MDP encourages transit-oriented development which promotes the intensity of people living or working in areas within walking distance of transit or employment nodes like downtown. Transit-oriented development also provide mobility options for people of all ages. - Since the site is witin 400 m from the Sunnyside LRT, less than 50 m from 4 bus stops, and within walking distance of downtown, the subject parcel is ideal for the application of a higher height and density. - Section 3.4.1.b of the MDP states that the highest densities and tallest buildings on the Main Street should be concentrated into “nodes” that occur at the intersections of the Main Street with other major transit streets or any Future Comprehensive Plan Area identified through a local area planning process. This site not only occupies a prominent, highly visible node that could serve as a visible gateway, but it is also at the intersection of two prominent Main Streets, a rare opportunity in the city; hence it is suitable for increased height and density
Concern regarding the impact of traffic at a busy intersection and how access and egress will be addressed;	<ul style="list-style-type: none"> - A Transportation Impact Assessment (TIA) has been completed for the site. - The team will be working with Transportation Engineers at The City to address any traffic concerns. - Access and egress to the site will be from the lane and entrances along 10th Street and Kensington Road will be eliminated as part of this development
Discussion regarding how the proposed amenities would benefit the whole community;	<ul style="list-style-type: none"> - The Plaza will revitalize the currently under-utilized northwest corner of 10th and Kensington. The current private vehicle parking lot will be converted into useable space and a hub for public activities, becoming a major focal point for casual and formal community gathering that is currently missing in the immediate area. Essentially, by eliminating the current condition, walking, gathering, dining and shopping conditions will improve for the community. - The intersection of 10th and Kensington will become safer as the Plaza will afford the opportunity for easing the corner and providing a buffer against vehicular traffic.

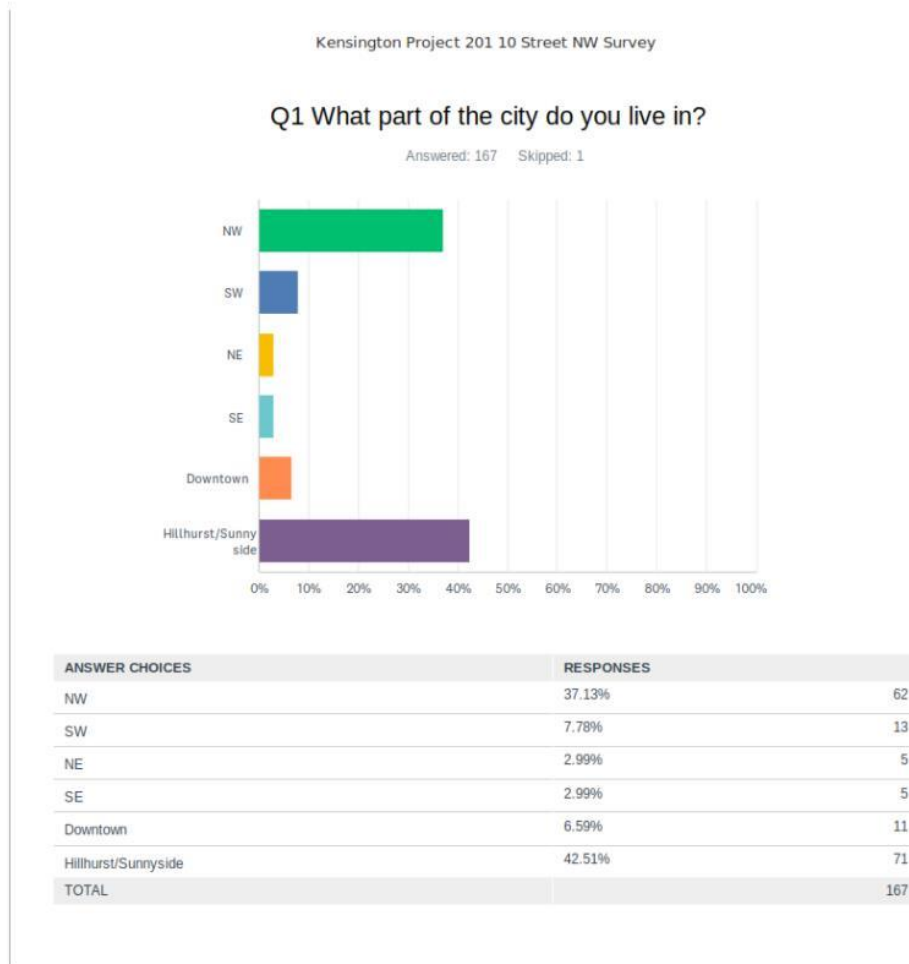
	<ul style="list-style-type: none"> - Artwork in the form of a sculpture will be introduced into the community as an amenity that will attract locals and visitors alike. The possible creation of an interactive art piece that utilizes light and sound could draw participants to the site which will, in turn, provide economic and social benefits to the community. - The Plaza will provide a venue which allows the people of Hillhurst, Sunnyside and surrounding communities and opportunity to come together. It improves community liveability. It allows citizens and visitors to relax, sit, look at things and look at and interact with other people. The Plaza provides comfortable seating, shade, greenery, artwork, a variety of textures and visually interesting paving. It also provides a seamless transition into the retail uses framing it. In short, it becomes a “community treasure.” - The Plaza enhances its surrounding buildings and neighbourhood, adding value to the community’s assets. - The Plaza, located in one of Hillhurst-Sunnyside’s most prominent corners, provides a gateway into the community from the downtown. A tall, vibrant sculpture, not unlike the Memorial sculptures that mark the entrance into the downtown at start of the Louise Bridge, will say “hello” to those entering the community, a memory of visitation will ensue, thereby adding value to the community’s assets.
<p>Discussion on whether the team would be willing to wait for the approval of the Riley LAP before proceeding with the project; and</p>	<ul style="list-style-type: none"> - This application is aligned with the vision and the direction of the MDP. The Riley LAP is in early stages of the project. The applicant team will be proceeding in advance of the Riley LAP. With the amendment of the MDP in 2020, and after the adoption of the Calgary Climate Strategy in 2022, City planning policy has been increasingly geared towards denser development within areas in proximity to activity nodes and corridors.
<p>The differences between this application and the previous applications made on the parcel.</p>	<ul style="list-style-type: none"> - An applicant is allowed to make an application to Council for consideration of a land use redesignation. Previous applications made on this parcel are not part of Administrations evaluation when making a recommendation or part of Council’s consideration when rendering a decision. What is subject for review and evaluation is the overarching policy governing the application made at that time. This application proposes 50 m of height and 9 FAR which must be achieved through bonusing. The proposed application proposes a two-tier rate structure to recognize bonus density beyond the current ARP policy. A bonusing rate of \$19.77/m2 from 2.8 FAR to 5 FAR and for gross floor area beyond 5 FAR, a rate of \$70/m2 up to 9 FAR. This allows for a higher quality public plaza and amenities to be considered at this intersection.

	<ul style="list-style-type: none">- With the amendment of the MDP in 2020, and after the adoption of the Calgary Climate Strategy in 2022, City planning policy has been increasingly geared towards denser development within areas in proximity to activity nodes and corridors. New Local Area Plans (LAPs) are encouraging higher densities and intensification of population and jobs beyond previously approved ARP policies throughout the city due to dated ARPs not reflecting current City goals. Council recently approved land use redesignation in Cliff Bangalow and Inglewood for heights and densities beyond approved ARP policy, and as a result, bonusing requirements were applied for so the applicant could gain the additional height and FAR while providing community benefit. Kensington, like Cliff Bungalow and Inglewood are all adjacent to Downtown/Beltline and will benefit greatly from increased densities that will further support the fiscal, social and environmental objectives of Council, and fulfill the objectives of the MDP.
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Closing

The QuantumPlace team will continue to work with interested citizens and the Community Association on the project. The engagement has reached out to a broad spectrum of citizens to garner feedback on the project and there is some demonstrated support from the broader Calgary citizenry to increase height and density at this location and for the bonusing elements for the proposed project.

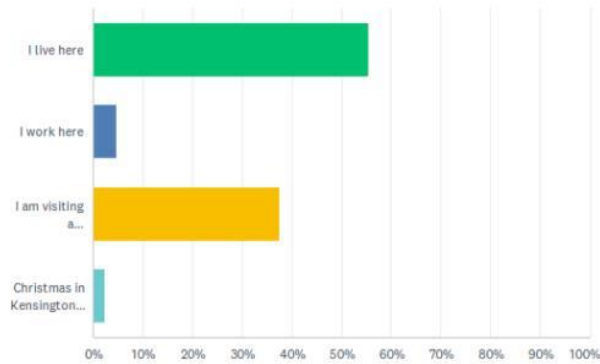
APPENDIX I - Online Survey Responses



Kensington Project 201 10 Street NW Survey

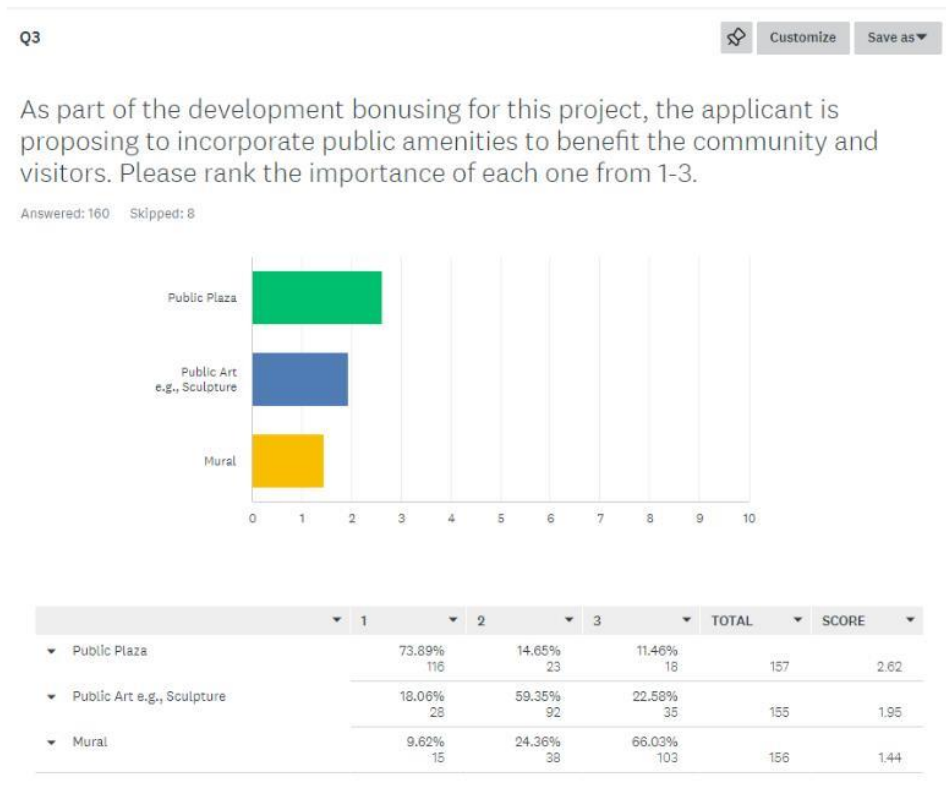
Q2 What is the purpose of your visit to Kensington?

Answered: 168 Skipped: 0



ANSWER CHOICES	RESPONSES
I live here	55.36% 93
I work here	4.76% 8
I am visiting a restaurant/shopping/recreating here	37.50% 63
Christmas in Kensington event	2.38% 4
TOTAL	168

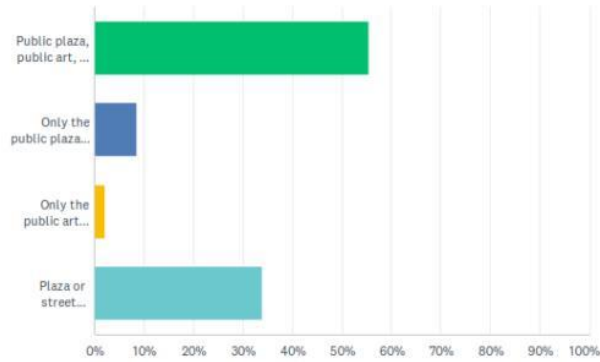
#	OTHER (PLEASE SPECIFY)	DATE
1	Business owner	12/8/2022 2:35 PM
2	Work here too	12/3/2022 12:54 PM
3	And I work in the community	11/30/2022 8:49 PM



Kensington Project 201 10 Street NW Survey

Q4 What would you prefer the development incorporates as the bonusing elements for this project?

Answered: 139 Skipped: 29



ANSWER CHOICES	RESPONSES
Public plaza, public art, and mural, as proposed by the project	55.40% 77
Only the public plaza element	8.63% 12
Only the public art element (mural and sculpture)	2.16% 3
Plaza or street improvements in other areas of Kensington e.g., in front of the Plaza theatre	33.81% 47
TOTAL	139

#	OTHER (PLEASE SPECIFY)	DATE
1	No bonusing for this project. The developer and zoning should remain at no more than 8 stories	12/9/2022 2:47 PM
2	Development that respects current HS ARP. The City Planning Department, the CPC and City Council rejected an application at this site of and FAR of 7. Planning said a plaza at this corner was a poor location an was in adequate compensation for an FAR of 7.	12/9/2022 8:41 AM

3	Greenery (trees, shrubs or flower pots) to complement the proposed public plaza.	12/7/2022 10:56 PM
4	I don't think there is enough space to justify a plaza, public art, mural. It would look like tokenism, not something thoughtfully integrated into the corner. That corner is used to cut across to avoid people waiting for the light to change. A real plaza would be significant in size to allow pedestrian flow as well as seating.	12/6/2022 3:13 PM
5	The key thing for me is enlarging and improving the area for pedestrians at that street corner, and ensuring any public area is protected by appropriate land use registrations.	12/5/2022 12:31 PM
6	don't care	12/3/2022 3:37 PM
7	Beautiful seating area	12/3/2022 2:51 PM

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Kensington Project 201 10 Street NW Survey

8	Wider sidewalks	12/3/2022 2:26 PM
9	Wider sidewalks, make intersections look nice	12/3/2022 2:02 PM
10	A place for local artist for their craft, food	12/3/2022 2:02 PM
11	Wider sidewalks	12/3/2022 1:41 PM
12	Dedicated right lane, bike lane on Kensington	12/3/2022 1:34 PM
13	More green park space	12/3/2022 1:20 PM
14	Green space with trees	12/3/2022 1:08 PM
15	Wider sidewalks	12/3/2022 12:41 PM
16	Wider sidewalks	12/3/2022 12:30 PM
17	Affordable housing	12/3/2022 12:27 PM
18	Local businesses and affordable housing	12/3/2022 12:26 PM
19	Affordable housing! Every floor above what's allowed should have units below market value for the city to manage.	12/1/2022 11:51 AM
20	These are completely inadequate bonus elements for the outrageous size of this proposal.	11/30/2022 8:55 PM
21	None of the proposed bonusing element justifies the proposed bylaw amendments.	11/30/2022 8:49 PM
22	Public plaza at 201, sidewalk and crosswalk improvements at 10th and Kensington rd, public art	11/30/2022 8:35 PM
23	Prefer FAR/building height aligns with ARP over any bonusing elements.	11/30/2022 8:16 PM
24	Wider sidewalks	11/26/2022 2:37 PM

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25	Enhancing the pedestrian experience	11/26/2022 2:30 PM
26	Na	11/26/2022 2:27 PM
27	Building to the heights of other buildings	11/26/2022 2:26 PM
28	Intersection improvements	11/26/2022 2:19 PM
29	Wider sidewalks	11/26/2022 2:12 PM
30	10th & Kensington is too tight especially the corner.	11/26/2022 2:02 PM
31	Less cars	11/26/2022 1:46 PM
32	More green space in plaza	11/26/2022 1:33 PM
33	Affordable housing	11/26/2022 1:23 PM
34	Mixed model housing. Partner with Norfolk housing. Inclusionary zoning.	11/26/2022 1:23 PM
35	Social place, seating	11/26/2022 1:16 PM
36	Something attractive, seats, fountain	11/26/2022 1:05 PM
37	Greenspaces, trees, plants.	11/26/2022 1:01 PM
38	Wider sidewalk, safer walking area, plaza not large enough for the proposed development.	11/26/2022 12:58 PM
39	Public Wasrooms	11/26/2022 12:56 PM
40	Maintain height of buildings as approved. No more than 8	11/26/2022 12:52 PM
41	Patios more pedestrian use than just driving. Closing down the street. Like the idea of the plaza	11/26/2022 12:25 PM
42	Someone to seat	11/26/2022 12:21 PM
43	Street improvements, sidewalk improvements	11/26/2022 12:12 PM

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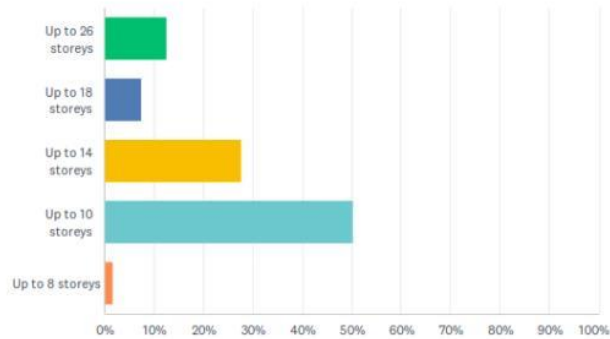
Kensington Project 201 10 Street NW Survey

44	Please incorporate greenery trees bushes etc flowers	11/26/2022 11:33 AM
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Kensington Project 201 10 Street NW Survey

Q5 Other projects in the city that are located within 400 Meters of an LRT station have been approved for up to 26 storeys. Further, buildings located close to this project are 10 storeys high and right across the river from this site you can see residential buildings of varying height from 24 to 32 storeys. What would you support for this site?

Answered: 119 Skipped: 49



ANSWER CHOICES	RESPONSES
Up to 26 storeys	12.61% 15
Up to 18 storeys	7.56% 9
Up to 14 storeys	27.73% 33
Up to 10 storeys	50.42% 60
Up to 8 storeys	1.68% 2
TOTAL	119

#	OTHER (PLEASE SPECIFY)	DATE
1	FAR 5 8 stories as per the HS ARP and has been approved for this site.	12/9/2022 8:41 AM
2	8 storeys - the current maximum allowed	12/8/2022 12:06 PM
3	I do not want a twenty six storey building at this corner	12/6/2022 3:13 PM
4	It is unethical not to offer the choice of the max allowed stories. Why did you not list 8 stories as an option? I support 8 stories. 4-5 would be ideal	12/6/2022 11:53 AM
5	8	12/6/2022 9:11 AM
6	Going up to 26 meters might work for some LRT stations, but such a tall building at that location does not suit the feel of the neighborhood. I think the building can be a bit taller than	12/5/2022 12:31 PM

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Kensington Project 201 10 Street NW Survey

	26m but certainly not 50m.	
7	Ideally human scale of 2 storey or if set back, 4 storeys, but absolute Maximum of 8 storeys as per existing ARP	12/4/2022 9:32 PM
8	None of the above. The ARP allows for 8 stories and this project should be built within the context of the rules.	12/4/2022 6:20 PM
9	8 storeys within ARP	12/4/2022 1:15 PM
10	I believe that the site is currently designated for 26m or 8 floors so that is what I would support	12/3/2022 7:09 PM
11	8 stories	12/3/2022 4:03 PM
12	8 storeys	12/3/2022 3:53 PM
13	8 storeys, as it is currently designated for	12/3/2022 3:37 PM
14	Up to 6	12/3/2022 2:48 PM
15	Only wants retail and commercial.	12/3/2022 2:48 PM
16	8	12/3/2022 2:40 PM
17	20	12/3/2022 2:26 PM
18	2	12/3/2022 2:10 PM
19	11	12/3/2022 2:08 PM
20	8	12/3/2022 1:41 PM
21	5	12/3/2022 1:19 PM
22	Na	12/3/2022 1:15 PM
23	4	12/3/2022 1:08 PM
24	Up to 5.	12/3/2022 1:02 PM

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25	Up to 4	12/3/2022 12:49 PM
26	8	12/3/2022 12:47 PM
27	Up to 8	12/3/2022 12:46 PM
28	Up to 8	12/3/2022 12:21 PM
29	What is currently allowed by ARP- 8 stories	12/1/2022 8:29 PM
30	I will support height if it includes affordable housing.	12/1/2022 11:51 AM
31	What the neighbourhood plan developed by citizens and the City	12/1/2022 10:25 AM
32	4-6 storeys in line with immediately adjacent buildings	11/30/2022 9:27 PM
33	This question is horribly written. Edit your work.	11/30/2022 9:00 PM
34	Up to 8 storeys is appropriate. The streets, lane, and city services cannot handle more.	11/30/2022 8:55 PM
35	8 storeys as per the ARP. Note that other TOD areas have very different contexts in terms of existing development, open space etc, so I consider the wording associated with this question potentially misleading.	11/30/2022 8:55 PM
36	We support the current maximum height permitted by city bylaw (26m)	11/30/2022 8:49 PM
37	Must fit within Hillhurst/Sunnyside ARP, 8 stories. Your comparison to other areas of the city are not relevant. We have an ARP please stay within these guidelines.	11/30/2022 8:35 PM
38	Up to 8 storeys per ARP. Downtown is across the river and is not comparable to Kensington. We do not want to be surrounded by office towers.	11/30/2022 8:16 PM
39	Up to 8 storeys, per ARP. The ARP height limits for this plot are reflective of the proximity to nearby residential homes. Taller buildings nearby are not close to residential homes.	11/30/2022 7:59 PM

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40	Shorter is better. Especially when all the surrounding shops are only 2 stories tall	11/26/2022 2:56 PM
41	6	11/26/2022 2:37 PM
42	8	11/26/2022 2:27 PM
43	Up to 8	11/26/2022 2:26 PM
44	Platform	11/26/2022 2:21 PM
45	8	11/26/2022 1:57 PM
46	12	11/26/2022 1:37 PM
47	Up to 8	11/26/2022 1:36 PM
48	5	11/26/2022 1:16 PM
49	Up to 8	11/26/2022 1:15 PM
50	2	11/26/2022 1:01 PM
51	Don't go higher than 8 story.	11/26/2022 12:58 PM
52	8	11/26/2022 12:56 PM
53	No more than 8 storeys	11/26/2022 12:52 PM
54	8	11/26/2022 12:47 PM
55	Up to 8 storeys	11/26/2022 11:33 AM

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Kensington Project 201 10 Street NW Survey

Q6 Would you like to share any other comments about this proposed development?

Answered: 101 Skipped: 67

#	RESPONSES	DATE
1	Was the property owner aware of the site zoning when they acquired the site? Is the property owner/developer looking for the neighbours of Kensington and citizens of Calgary to provide them special privilege that has been not provided to other developers in Kensington? Are they aware the new development has been kept at the zoned 8 storey? This is a very small "plaza" located at a very busy intersection, why is this of public interest and value? Have you assessed traffic flow in the east-west alley way and its intersection with the north-south alley and 10A and 10th Street? There is extremely high volume of traffic in those lanes now and it crosses two public sidewalks The parking laneway and access and loading zone is crossing public sidewalks that are extremely busy onto very busy streets already. Your shadowing are before the Summer solstice and before the fall season, and doesn't address Summer & Winter shadowing What were the comments from the planning committee on October 6th? Any structure over 8 stories is going to decrease the property values of the neighbours on 10A street NW and to the south of this development on 10th. The request for special privilege is not something that should be granted for this site. The owner knew in advance that they owned a site that was restricted to 8 stories and the city and neighbours shouldn't have to sacrifice to benefit the owner economically.	12/9/2022 2:47 PM
2	Whereas there are tall buildings in neighbourhoods like the beltline, this development is close to single family homes on 10A Street, and should be sized appropriately. The Area Redevelopment Plan laid out reasonable building density guidelines, and should be respected. The ARP was developed as a collaboration between the city and the community, and represents the wishes of the residents as well as the city.	12/9/2022 12:05 PM
3	Community members were told at your first onsite demonstrations that the survey would be modified to include a choice of 8 stories. You did not follow through with this. The City rejected this applicant's plan of an FAR of 7. The Community supported the applicant's 2013 plan for an FAR of 5 and this was approved by the City. The applicant could have built this 10 years ago. If the applicant wanted to leave a cherished legacy for our community, he would respect our ARP and the community's wishes.	12/9/2022 8:41 AM
4	I own The Urban Shave on Kensington Road; I fully support this and all projects in Kensington that will bring much needed density and new life into this neighborhood, as it will make my business even better. I do know the Terrigno family and they are respected business people in this community and I am certain that this project will immensely benefit this area.	12/8/2022 3:12 PM
5	I am a business owner in Kensington. We need more density and high end developments to support our businesses in this area because parking is an issue making it less attractive to people from outside the area to come to kensington to shop and enjoy the area. this means we need density because it is local residents that are most conducive to shop and support our local businesses. I.e. more density=more people=better business. Kensington can be so much better. It is losing to 17th Ave sw and Inglewood but we should be winning because this area is great.	12/8/2022 2:35 PM

6	This development would be a great addition to the Kensington area.	12/8/2022 2:25 PM
7	The proposed height of the building is excessive and will not fit the character of the neighborhood, even on the corner of two main streets. I would support a building at 10 or 12 storeys (and did support the prior development plan at 10 storeys). I have serious concerns about the impact on traffic and parking in the neighborhood with a 26-storey building.	12/7/2022 10:56 PM
8	Yes. I am curious as to why this property is back seeking approval for another development that does not meet current land use designations??????? As a developer please be a responsible community member and propose appropriate development for this historic neighborhood within current zoning restrictions and the neighborhood plan. Why was their no	12/6/2022 11:53 AM

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questions with regard to parking (or lack of it)? This is a winter climate and it is unreasonable to approve a development with no parking.

9	Too tall	12/6/2022 9:11 AM
10	The development is far too high. This will ruin the ambiance of the corner of Kensington and 10th. It will spoil the sight lines from the rest of Kensington Road. Please listen to local residents	12/5/2022 4:49 PM
11	The proposed development is too high and should stay within the height of existing buildings on 10th St	12/5/2022 3:16 PM
12	I would be supportive of this project if the application wasn't for such a tall building. I like the idea of a truly public plaza at the corner. Right now, it feels a bit scary to wait to cross at that corner when I am with my children, with the fenced in parking lot completely limiting the standing area.	12/5/2022 12:31 PM
13	Extremely dangerous for pedestrians on this corner due to existing corner wall - any future development MUST increase accessible public plaza space on that corner with building set far back to allow for safe pedestrian traffic	12/4/2022 9:32 PM
14	Yes. This site has previously undergone an assessment and was rejected at a much lower height, so bringing back a similar application with an even greater height should be rejected by city council.	12/4/2022 6:20 PM

. Traffic on this corner is already atrocious — it can take 15 minutes to get onto memorial from this corner at rush hour and adding new cars to an already stressed group of intersections will make this problem much worse. The applicant should present an application that is respectful of the existing framework of rules rather than obliterating them. This is a clear grab for as much height as possible with very minimal benefit to the community. A public plaza is not enough public benefit for the impact massive tower in an already functioning community. The real beneficiary is the landowner who will receive massive economic value. Also this survey uses biased framing techniques and the results should be reviewed with healthy skepticism. For example, the question about appropriate height does not even include an option for the appropriate height that was provided by the city after community consultation.

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15	Strongly do not want another tall building in the area. Also do not want changes to existing ARP	12/4/2022 1:15 PM
16	Our family has no problem with the site being developed to 26m. Think that is a reasonable height and massing	12/3/2022 7:09 PM
17	I oppose the relaxation to the arp	12/3/2022 4:03 PM
18	Regardless of how other developments near other LRT stations have been designed and built, this proposed development of 50m (14 or 15 storeys) will not work in this location. The bordering city streets are only one lane each direction for all but 4 hours of each day (during morning and evening rush hour), and lane reversal is already utilized during rush hour. Further the lane is narrow and traffic only flows in one direction, and this can't be changed. Adding the volume of traffic that is proposed (80 residences plus commercial) is unworkable in this site. The strain on traffic is not supportable by the existing infrastructure. Just because it worked elsewhere does not mean it will work here.	12/3/2022 3:37 PM
19	Traffic in the lane, intersection close to pub street 10 a street and on street parking on 3rd ave	12/3/2022 2:51 PM
20	Add greenery to plaza. Parking for visitors	12/3/2022 2:48 PM
21	Great idea to activate this space.	12/3/2022 2:29 PM
22	Public amenities should be elevated	12/3/2022 2:26 PM
23	Reasonable development, something that fits into the fabric of the community	12/3/2022 2:08 PM
24	Affordable housing options	12/3/2022 2:02 PM
25	N/a	12/3/2022 1:54 PM
26	Keep the characters of community	12/3/2022 1:45 PM

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27	Good idea	12/3/2022 1:41 PM
28	I hope this can provide affordable housing options for the community	12/3/2022 1:40 PM
29	Safety of public plaza	12/3/2022 1:20 PM
30	Don't build too high	12/3/2022 1:19 PM
31	Retail spaces rented before build out so there is activity. More family businesses.	12/3/2022 1:08 PM
32	Disagree with a tall building because it will create a tall corridor	12/3/2022 1:02 PM
33	Soft edge between plaza and street... calm traffic for better space quality	12/3/2022 1:02 PM
34	Public space for people to gather will be great.	12/3/2022 1:00 PM
35	Affordable housing, no increase in lease	12/3/2022 12:48 PM
36	Affordable housing units, partner with the city of Calgary and Federal Government	12/3/2022 12:47 PM

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37	Less height the better. Nice that parking and entrances and will go.	12/3/2022 12:46 PM
38	Love it.	12/3/2022 12:42 PM
39	Excited to see what will happen	12/3/2022 12:41 PM
40	Street improvements for traffic	12/3/2022 12:22 PM
41	Love to see something beautiful instead of this parking surface	12/3/2022 12:16 PM
42	Prioritize limiting the massing of the building. Height is not as much of a concern as a wide and bulky building. 50m in height is fine, but FAR should be limited to 7.0, creating a slender point tower.	12/1/2022 10:42 PM
43	Do not any compelling need to increase height MANY other developments on 10th St have remained within the Sunnyside ARP	12/1/2022 8:29 PM
44	Affordable housing and good secure bike parking are the only way you will win community support for height.	12/1/2022 11:51 AM
45	Yes. Please abide by the neighborhood plan for your development. Time and resources went into developing this plan. Please respect it.	12/1/2022 10:25 AM
46	Try harder.	11/30/2022 9:00 PM
47	This community supports density and TOD. When developments are appropriate we don't object to them. We support, and have always supported this corner site being developed to 8 storeys and 5 FAR. The ARP was a 3 year negotiation with >20 public engagements. The landowners recently applied to redevelop his house and in his material he cited how busy and unsafe the lane is now. Then he applies for this horrendous over height building that will make the lane busier and more unsafe. Had he built in 2013 when we all agreed on 26 m, or not gotten greedy for more in his last application, his building would be up by now. Hillhurst has the same services of other neighborhoods but aging infrastructure. If North Hill, close to restaurants, shopping, transit hubs, schools etc, has a 6 storey limit, so should Hillhurst. We approve 8 storeys so he's already doing better than 6. Across the river is downtown and not at all comparable to this residential community.	11/30/2022 8:55 PM
48	We have a number of comments we wish to share. 1. We feel the project is too high. Existing bylaw was created based on the communities' needs and therefore should be followed. 2. It is exhausting as a resident to have to repeatedly hold development accountable to the existing bylaw. 3. We believe the shadow during winter months will be extensive. 4. The client is not an upstanding member of the community; they have demonstrated through their actions over three decades their contempt for residents, the community associations, and city representatives. 5. The idea that the proposed plaza is an added amenity as a gathering space is out of touch regarding the context of the very loud and busy intersection that is 10th St and Kensington Rd.	11/30/2022 8:49 PM
49	Very concerned with the proposal. Doubling the height and FAR above the Hillhurst/Sunnyside ARP seems excessive and unnecessary. Other projects in the area have made this work. If this project is not economically viable without allowances then this is not a benefit to the wider community and Calgary. Concerned about additional traffic impacts in an already congested	11/30/2022 8:35 PM

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intersection. Shadow impacts required for full year to evaluate the significant difference between ARP and additional height request. There is not enough public benefit with this current proposal, which is excessive compared to other projects that live within the approved ARP. There was an application for increased land use in 2015 which was rejected with 36m height with a public plaza. This application is now for 50m and is saying the plaza is a bonus not a minimum. It's offensive.

50	Hillhurst Sunny ARP is governing bylaw while Riley Communities LAP is being developed. Significant community engagement was taken into account into writing of ARP. Community will oppose any proposed development that does not align with ARP.	11/30/2022 8:16 PM
51	Please do not correlate the heights of nearby buildings (across river, etc) as 'comparable'— they are not. This plot is in close proximity to residential, single-dwelling homes that others are not. This community does indeed support density, but not that which is grossly out of scale and character, and that which cannot accommodate the traffic impact.	11/30/2022 7:59 PM
52	There should be public parking under the building There needs to be a traffic study. That is not an easy lane to get out of. The height is out of line with the rest of the community	11/30/2022 7:46 PM
53	This is a huge building compared to anything remotely close to it. This would be an eyesore not just for the neighborhood but even for visitors. Density does not mean rampant disregard for aesthetics and heritage character. This building backs onto architectural homes - the larger ones across the street back onto a train track. This amount of shadow alone changes the feel of the whole area.	11/30/2022 7:34 PM
54	Pro Urban densities, but within neighborhood character	11/26/2022 2:58 PM
55	I am worried about the traffic during development.	11/26/2022 2:56 PM
56	The appeal of kensington is that there aren't many high rises, and it feels like a very trendy community. I like the idea of art installations and public spaces but not high rises.	11/26/2022 2:54 PM
57	Na	11/26/2022 2:43 PM
58	I love this. The taller the better! More mixed use use shops would be best. 1 floor of them is good, 2 is best.	11/26/2022 2:42 PM
59	Build what fits with the community as it is now. Maybe 8 is too high for the corner.	11/26/2022 2:26 PM
60	Open space is important, plaza space and wider sidewalks	11/26/2022 2:21 PM
61	Improve the traffic	11/26/2022 2:19 PM
62	Na	11/26/2022 2:12 PM
63	Less would be better.	11/26/2022 2:08 PM
64	Improvement on corner is great	11/26/2022 2:03 PM
65	Na	11/26/2022 2:02 PM
66	People should not exit into 3rd. What percentage would be affordable housing? Make the access reasonable. Don't block traffic. Narrow sidewalk. Remove fence.	11/26/2022 1:57 PM
67	Skate boarding	11/26/2022 1:53 PM

68	Developer should make sure business can be retained. Compensation for businesses. Shadowing to be considered. Seating is positive.	11/26/2022 1:47 PM
69	Na	11/26/2022 1:46 PM
70	Pro density	11/26/2022 1:44 PM
71	Design that blends into the old part of the neighborhood	11/26/2022 1:37 PM
72	I would like development better if it was 8. But it's ok.	11/26/2022 1:36 PM
73	Na	11/26/2022 1:34 PM
74	More affordable for calgarian	11/26/2022 1:33 PM
75	As long as standard process applies. Don't overly support high rise but it is inevitable. Like	11/26/2022 1:30 PM

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	foot traffic for business. Would prefer condo.	
76	Na	11/26/2022 1:26 PM
77	Good quality public space.	11/26/2022 1:26 PM
78	More amenities	11/26/2022 1:23 PM
79	Like the public space. Corner has always been problematic. Having a public plaza. Need more density in our neighbourhoods	11/26/2022 1:23 PM
80	More local	11/26/2022 1:16 PM
81	Na	11/26/2022 1:08 PM
82	The art be tasteful	11/26/2022 1:05 PM
83	Na	11/26/2022 1:05 PM
84	The building height doesn't fit the Kensington area.	11/26/2022 12:58 PM
85	It is a busy corner, nobody will seat and engage on the corner in a meaningful way. Too high and there will be shadowing on adjacent buildings.	11/26/2022 12:56 PM
86	Object to increase far 9 is too high for the area	11/26/2022 12:52 PM
87	Na	11/26/2022 12:51 PM
88	Na	11/26/2022 12:47 PM
89	Na	11/26/2022 12:40 PM
90	There needs to be more parking	11/26/2022 12:39 PM
91	Good change from what it is. It is a bizarre set up.	11/26/2022 12:30 PM
92	Na	11/26/2022 12:28 PM
93	Like the idea that there are proposed public amenity and residential	11/26/2022 12:25 PM
94	Na	11/26/2022 12:24 PM
95	Good quality building and public plaza	11/26/2022 12:22 PM
96	Nice restaurants, not fast food	11/26/2022 12:21 PM
97	Ensure the public plaza not going to be a place for homeless people.	11/26/2022 12:16 PM
98	N/a	11/26/2022 12:12 PM
99	Positive and supportive	11/26/2022 11:56 AM
100	More greenery in the plaza	11/26/2022 11:45 AM
101	Distressed by the Jemm project. Too high. Feel like these developments are too high and it is eroding the character of our community with high rises	11/26/2022 11:33 AM

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