

# Community Association Comments



April 8, 2024

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

Emailed to: Julian.hall@calgary.ca

**RE: DP2024-01613| 212 10A ST NW | Addition: Multi-Residential Development (3rd Floor);  
Change of use: Multi-residential Development**

The Hillhurst Sunnyside Planning Committee (HSPS) would like to thank you for the opportunity to provide comments on the above-mentioned development permit application. We reviewed this application against the Hillhurst Sunnyside Area Redevelopment Plan (HS ARP), and other relevant policies.

It is our understanding that the intent of this application is to place a third-floor addition to the existing building, as well as replace the existing accessory building; these changes will allow for this building to function as a multi-residential property.

Throughout our review, we have identified some discrepancies:

- The land use district for this lot is M-CGd89, not M-CGd72. The M-CGd89 land use was approved in 2022 and this allows for 3 dwelling units on the site.
- The third-floor plans (A2.1) show the interior stairwell accessing the rooftop amenity space, while the rooftop floor plan does not include any details as to whether the interior stairs will open to the rooftop amenity. This causes concern that these drawings are incomplete, and any amendments will require the overall height of the building to increase to support the stairwell.

Below we will be highlighting the strengths, weaknesses, opportunities, and other 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
Glazing facing the lane.	This provides additional eyes on the street, which contributes to security and safety.
The design of this multi-residential building includes elements that are suitable for persons with disabilities and can allow residents to age-in-place.	The HS ARP encourages family-friendly redevelopment – this proposal appears to have a diversity of unit sizes and bedroom options. The at-grade front entrance allows for a smooth transition from exterior to interior, or vice versa.

Integration of solar panels	This supports the HS ARP goals of sustainability.
Renovation of an existing building.	This helps to divert construction waste from the landfill.

Weaknesses	Rationale	Solutions
Massing of the north wall	This is a large wall that does not offer much relief as to the inclusion of glazing.	To break up the massing, has the applicant considered installing windows? The elevation drawings do not include any egress doors – where will these be located?  The HSPC would like to see a shadow study completed to understand whether the massing of this building will impact the properties to the north of the site.
No class-1 bicycle parking stalls	The renderings that are part of the circulation package do not indicate where class-1 or class-2 bicycle storage will be located.	Section 559 of the Land Use Bylaw requires a minimum of 1.0 class-1 bicycle stalls per unit. As per the calculations, this development would require at least 3.0 class-1 bicycle stalls.
Stairwell encroachment into side-setback	The HSPC recognizes that unenclosed stairs may project into any setback area, however, the massing is quite excessive from the current streetscape.	Can the stairs be relocated to the south side of the building, or
The encroachment elevations drawing (A1.3) does not provide any context regarding the neighbouring dwelling units and the details written in the grey box are wrong.	The geodetics for the dwelling directly to the north (214 10A ST NW) of this site state the maximum height of the building is 4.6m.	Section 585(3) states the maximum building height can be 12.0 metres so long as it increases proportionately at a distance of 6.0 metres from the shared property line. As designed, this multi-residential development does not achieve that. This rule should not be relaxed as it does not respect the scale and character of the neighbourhood and does not offer an appropriate transition between adjacent areas (MDP 3.5.1). The HS ARP states that new developments should not exceed the height of adjacent existing homes by more than 15 percent for the front 3.0 metres of the development (Section 2.4.1.1)
Access to the rooftop amenity space.	The drawings provided show access to the rooftop amenity space is from the unenclosed stairwell. It does not look as though there will be access to the rooftop amenity space via the elevator.	The inclusion of the elevator ensures this development is accessible, however, residents relying on the elevator cannot access the rooftop amenity space. Where is the amenity space for the residents who cannot access the rooftop amenity space?

	The unenclosed stairwell looks as though it can be accessed by anyone.	What is the intended purpose of the external, unenclosed stairwell? Is it to act as an emergency exit for the units? Is it the only way to access the rooftop amenity space? Will there be a gate at the ground-level to prevent non-residents from accessing the stairwell and rooftop?
Relaxation to landscaping requirements	The applicant states that they are requiring a relaxation to the landscape requirements to accommodate the addition of the multi-residential building on top of the garage.	To support the relaxation, would the applicant consider repaving the lane way that surrounds the property?
Overlook/Privacy	The location of the unenclosed stairwell and the rooftop amenity cause concern for overlooking and limiting privacy to neighbouring properties.	We recognize the unenclosed stairwell is not part of the lot coverage calculation, however its location does not offer much room between it and the property to the north and residents using the stairs to access their units may be able to overlook into neighbouring yards.

Opportunities	Rationale
Converting the basement into a secondary suite.	Calgary is in a housing crisis, and this could be an opportunity to introduce an affordable suite into the rental market.

Other Comments	Rationale	Solutions / Questions for follow up
The mural located on the north facing wall	The HSPC appreciates the inclusion of a mural on a vast wall, there is concern regarding the size of the mural and there are limited details provided on the approach to applying this piece of art.	As this mural will impact the neighbouring properties to the north, the HSPC recommends the applicant consult these residents to discuss the merits of this mural and whether this installation is one that they would like to look at.
Excessive vehicle parking stalls	The new accessory building has been designed allows for 4 vehicles.	Section 558(a) requires 0.625 motor vehicle parking stall per unit, which can be reduced by 25.0% due to the property being located within 600.0m from an existing LRT platform. Has the applicant considered decreasing the motor vehicle parking stalls to allow for class-1 bicycle stalls?
Waste & Recycling	The rear lane to the subject site is quite busy with local and commercial traffic. What type of waste and recycling system will be used on the site?	Please share the type of waste enclosure that will be used in this development.
	Section 566(2) of 1P2007 states that the garbage enclosure must not be located in the setback area.	The drawings currently show the garbage area recycling facilities are encroaching with the side

	Although 566(3) allows for a relaxation where the enclosure may be located in the setback area from another parcel, we are unsure whether a lane is considered a parcel.	setback. There is concern that this projection could impact vehicles that are turning onto or off the north/south rear lane. Please confirm whether a lane is considered a parcel or not.
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**Engagement**

The HSPC was informed by the applicant that they would be submitting a development permit for the location prior to be circulated by the City of Calgary.

Please keep us informed on this application and please notify us if this development permit application is approved.

Regards,

Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association

CC: Executive, Hillhurst Sunnyside Planning Commission  
Becky Poschmann, Community Planning Coordinate, HSCA  
Ward 7 Councillor's Office  
DP Circulation Controller