

# Applicant Response to CA Comments



1026 16 Ave NW, Suite 203  
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June 24, 2024

## Planning and Development

City of Calgary Municipal Building  
800 Macleod Trail SE  
Calgary, AB, T2P 2M5

## DP2024-01613 Response to CA comments

Project Address: 212 10A St NW, Calgary  
Issued To: Jules Hall  
Report Prepared by: Alison Timmins  
Date: June 5, 2024

Please see the response from QuantumPlace Developments Ltd. (QuantumPlace) to comments from the Hillhurst Sunnyside Community Association (HSCA) on the following pages. Feedback from the HSCA is provided verbatim. QuantumPlace's response is provided in [blue](#).

Sincerely,

A handwritten signature in blue ink that reads 'Alison Timmins'.

Alison Timmins RPP, MCIP, CAPM  
Senior Community Planner, QuantumPlace Consulting

CC: Jessica Karpat, Principal – Planning, QuantumPlace  
Mike Terrigno, Terrigno Investments Inc.



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| <b>Strengths</b>   | <b>Rationale</b>  | <b>Solutions</b>   | <b>Applicant Response</b>  |
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| Glazing facing the lane.   | This provides additional eyes on the street, which contributes to security and safety.  | N/A  | Acknowledged and appreciated.  |
| 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. | N/A  | Acknowledged and appreciated.  |
| Integration of solar panels  | This supports the HS ARP goals of sustainability.   | N/A  | Acknowledged and appreciated.  |
| Renovation of an existing building.  | This helps to divert construction waste from the landfill.  | N/A  | Acknowledged and appreciated.  |
| <b>Weaknesses</b>  | <b>Rationale</b>  | <b>Solutions</b>   | <b>Applicant Response</b>  |
| 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?<br><br>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. | The exterior emergency staircase has been relocated to the south side of the building. The north elevation of the building now includes windows to break up the massing. |
| 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   | Bicycle parking will be provided in the garage.  |

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|  |  | 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 exterior emergency staircase has been relocated to the south side of the building.  |
| 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) | Context information regarding the neighbouring property has been provided in sheet A1.3 of Attachment a. This relaxation is required to allow the third floor dwelling and rooftop amenity space as designed. A five storey multi residential development is located immediately across the lane from the subject site to the south. The proposed building is a transition from the one storey single detached dwelling to the north and the larger buildings to the south as declared in comments offomer DP application (CPC2022-0701). |
| 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 unenclosed stairwell looks as though it can be accessed by anyone. | 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?   | All units will be able to access the rooftop patio via the external emergency staircase. The external staircase will only be accessed by residents of the building.   |



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|   |   | 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?   | This is not being considered and has not been discussed with the Development Authority.  |
| 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.          | The exterior emergency staircase has been relocated to the south side of the building.   |
| <b>Opportunities</b>                            | <b>Rationale</b>  | <b>Solutions</b>   | <b>Applicant Response</b>  |
| 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.   | N/A  | This has not been considered at this time however, the application proposes three dwelling units to accommodate intergenerational living which aligns with the City of Calgary's Housing Strategy. The Housing Strategy encourages the modification of housing to meet the needs of equity-deserving populations and an increase to the supply of housing to meet increased housing demands. |



| Other Comments                             | Rationale  | Solutions / Questions for follow up  | Applicant Response  |
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| 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.  | which a multigenerational home designed for accessibility would achieve.<br>An information letter was mailed to the neighbour prior to submission of the application. No response was received at that time. Following receipt of the Detailed Review, the location of the emergency staircase and mural has been moved to the south side of the building. This information was communicated to the neighbour in person, and they indicated that they appreciated this change although they are neither against or in support of the overall application. The latest version of the drawings have been printed and hand delivered to the neighbour. |
| 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? | The intent is to allow for bicycle storage in addition to motor vehicle parking within the garage.  |
| 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.  | Although the submission is for a multi-family development, a typical blue, black, and green system is being proposed to   |



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|  |   |  | align with the residential nature of this application.   |
|  | <p>Section 566(2) of 1P2007 states that the garbage enclosure must not be located in the setback area. 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.</p> | <p>The drawings currently show the garbage area recycling facilities are encroaching with the side 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.</p> | <p>The garbage area is intended to align with the southern extent of the existing building. The amended drawings identify the required corner cut dimensions to allow for efficient vehicular turning movements and visibility within the lane. Refer to Sheet A1.0 of Attachment a) for more details.</p> |

