

Applicant What We Heard Report

What We Heard Report 122-126 10th St NW (former Oak Tree site)

July 2024



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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. 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 Community Association (HSCA) and presented a "pre-application" of the proposed land use application for 122-126 10 Street NW (former Oak Tree site). This presentation included an overview of the application and the engagement proposed to accompany the application.

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.

Summary of methods used:

- Project website launched at the beginning of the project <https://qpengage.ca/project/oak-tree-project/>;
- "Hello there" sign was placed at the subject site and will be present for the entirety of the application;
- Meeting with the HSCA Planning Committee (April 4, 2024);
- Virtual open house (June 6, 2024, 7:00-8:00pm);
- Digital and hardcopy postcards were delivered to adjacent neighbours including multi-residential buildings (See Appendix C); and
- A digital copy of the postcard was sent to the Hillhurst Sunnyside Community Association.



Hi There signs placed on the site



Example of the materials used to advertise the public engagement events

Open House

Seven people attended the open house. The session ran for approximately one hour and included a presentation from the QuantumPlace team. Afterwards, the team fielded questions from the public; attendees were able to write and submit their questions or ask them verbally which allowed for a back-and-forth discussion with the project team and a better understanding of attendee perspectives.

The open house was advertised via the following methods:

- Project website at <https://qpengage.ca/project/oak-tree-project/>;
- "Hello there" sign placed at the subject site;
- Digital and hardcopy postcards delivered to adjacent neighbours including multi-residential buildings (See Appendix C); and
- A digital copy of the postcard sent to the Hillhurst Sunnyside Community Association.

Public Feedback

Below is a summary of the themes of questions and inquiries received from phone calls, emails, and during the open house.

The general themes of questions were (please see Appendix A for more details):

- Discussion on the provision of amenities for active modes of transportation;
- The types of units being provided, will the units be affordable or market housing?;
- Discussion regarding how the proposed development would provide benefit to the existing community;
- Plans for concurrent development permit application;
- The justification and concerns for the proposed height with respect to the heritage values of the area and affecting human scale streetscape (especially in relation to the draft Riley Local Area Plan (LAP)); and
- Concerns regarding the impact of big box at-grade commercial and maintaining a pedestrian-friendly atmosphere.

Ongoing Communication with the HSCA

The QuantumPlace team reached out to the HSCA during the pre-application process to discuss the project. The team virtually attended the HSCA Planning Committee meeting on April 4, 2024. The following comments were provided to the project team at that time:

- Debate as to whether the maximum height of 40m would equate to 12 storeys;
- Some members might support no parking for the site;
- Direct Control (DC) vs. Mixed-Use Active Frontage (MU-2) – we intend to apply for MU-2 in addition to an amendment to the Area Redevelopment Plan rather than pursuing bonusing and a DC.
 - This is due to the current status of the ARP vs. the draft Riley LAP; and
- There was a question about an overall development/construction plan for the area (this question was forwarded on to The City for a response).

The team will continue to engage with the HSCA as the land use redesignation application progresses. When Calgary Planning Commission and Public Hearing dates are determined, these will be shared with the HSCA and posted on our website.

In addition, this report will be shared with the HSCA.

Closing

The QuantumPlace team will continue to work with interested citizens and the HSCA on this application. If there are any new engagement themes that emerge, an update to this report will be provided.

Appendix A: Response to What We Heard Throughout the Engagement Process

Key Theme	Applicant Response
What benefits are there to the existing community?	<ul style="list-style-type: none"> - More amenities will be provided: commercial uses at-grade, additional housing, off site levies to pay for infrastructure, discussions on improvements like sidewalk, laneway etc. - We are in agreement with The City of Calgary that no direct vehicular access will be provided along 10th St to maintain pedestrian safety and mitigate traffic concerns. - Attendees stressed that the “energy and vitality of owner-sourced” businesses play a significant role in the character of the community. We have taken note of this and will consider strategies at the Development Permit stage to encourage local businesses to locate here (e.g. smaller commercial retail units, etc.).
Will affordable housing be provided?	<ul style="list-style-type: none"> - At this stage, it is too early to confirm whether affordable housing will be provided however, we are considering providing rental units which tend to be more attainable for residents than individually owned units.
Human-scale streetscape	<ul style="list-style-type: none"> - At the Development Permit stage, we will consider how the massing and design of the building contribute to the existing human-scale streetscape of 10th St (e.g., stepbacks, brick facades, etc.).
Parking	<ul style="list-style-type: none"> - At this point in time, we intend to align with the land use bylaw requirements that allow for a reduction in parking due to proximity to an LRT station (0.56 stalls per unit). - It was mentioned that the minimum land use bylaw requirements for Class I bicycle parking are not enough for this area as there is high bicycle usage. It was also identified that bicycle parking should be provided with convenient access to ground level. This will be considered at the Development Permit stage.
Clarity on new Riley LAP vs Land Use	<ul style="list-style-type: none"> - A Local Area Plan (LAP) provides overarching planning direction but does not automatically change the land use for any parcel. - We intend for this application to go through The City approvals process following the adoption of the Riley LAP.
Proposed height of 40m	<ul style="list-style-type: none"> - The maximum height of the current land use is approximately three storeys. - 40m is equivalent to approximately 10-11 storeys. - The proposal is in alignment with other recent developments in the area.
Will a variety of units be provided?	<ul style="list-style-type: none"> - At this time, we are looking at providing multiple types of units including one and two-bedrooms, although this may be subject to change. We are in the initial feasibility study phases.

Will the building have stepbacks from the street?	- It is a relatively small and constrained site but we will consider this at the Development Permit stage.
Concurrent Development Permit submission	- This is not a concurrent Land Use amendment and Development Permit submission.
Project Timeline	- The intent is to submit a Development Permit application after land use approval.
Heritage area in the Riley LAP	<ul style="list-style-type: none"> - The current draft of the Riley LAP indicates that heights should not be more than 8 storeys in this location however, the building scale map shows this location as allowing up to 12 storeys. Bonusing up to 12 storeys with commitments to retain heritage elements can be considered. - It is our opinion that policies addressing massing and design would be more effective at preserving the streetscape on 10th St than policies strictly relating to height. - Our perspective will be to advocate for 12 storeys and a design to preserve, foster, and improve heritage / streetscape. Policies to more clearly direct applications are better for both the community and the applicant.

Appendix B: Virtual Information Session Presentation



Agenda & Meeting Norms

AGENDA

- Presentation 15 minutes
- Q&A for 45 minutes
 - We will respond to questions after the presentation
- Submit questions using the “Q&A” button
- Please type your comments using the chat feature
- If you are experiencing technical issues, please message Baha in the chat OR send an email to baha.alzeitawi@quantumplace.ca

Meeting Norms

- Every perspective is important; everyone that would like to participate will be given the opportunity to do so.
- Questions will be answered in the order we receive them .
- If we do not have the information to answer the question, or if there are unanswered questions at the end of the session, we will respond within the What We Heard report.



122-126 10 Street NW

Application Context

SITE: 122-126 10 Street NW, Calgary

- Application submitted in May
- “Inner City and Neighborhood Main Street” in MDP.
- “Mid” building scale area of draft Riley Communities Local Area Plan.
- Existing Hillhurst/Sunnyside ARP encourages Urban Mixed-Use here.
- The two-storey commercial building was formerly the Oak Tree Tavern.



Intention of Land Use Redesignation Application

Proposed Redesignation: C-COR1 to MU-2h40f7.0

- Redesignate to mixed-use active frontage to accommodate commercial development at-grade and residential above.
- Will provide housing and commercial uses in an in-demand neighbourhood, while revitalizing currently unused commercial space.

Site Context



122-124 10 Street NW
Former Oak Tree Tavern



126 10 Street NW



Proximity to Amenities

- Located along a Primary Transit Network and Neighbourhood Main Street in Calgary's MDP.
- Within walking and transit distance of numerous amenities (restaurants, retail, offices, grocery stores, Downtown Calgary).
- Close to major transportation routes (10 Street NW and Memorial Drive NW).
- Less than 400 m from Sunnyside LRT Station.

Transit Access from 122-126 10 Street NW



Community Engagement

Public Engagement

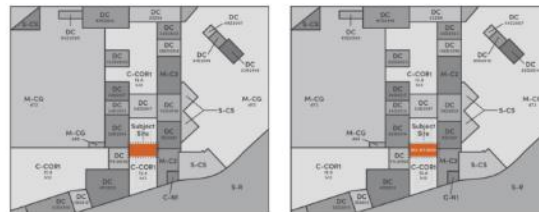
- QPD Engagement Webpage for land use application
- "Hi There!" application information signage
- Postcards
- Digital postcard
- Virtual meeting with Hillhurst/Sunnyside Community Association
- Virtual Open House
- What We Heard Report will be posted on our website

Example of project information hosted at www.qpengage.ca

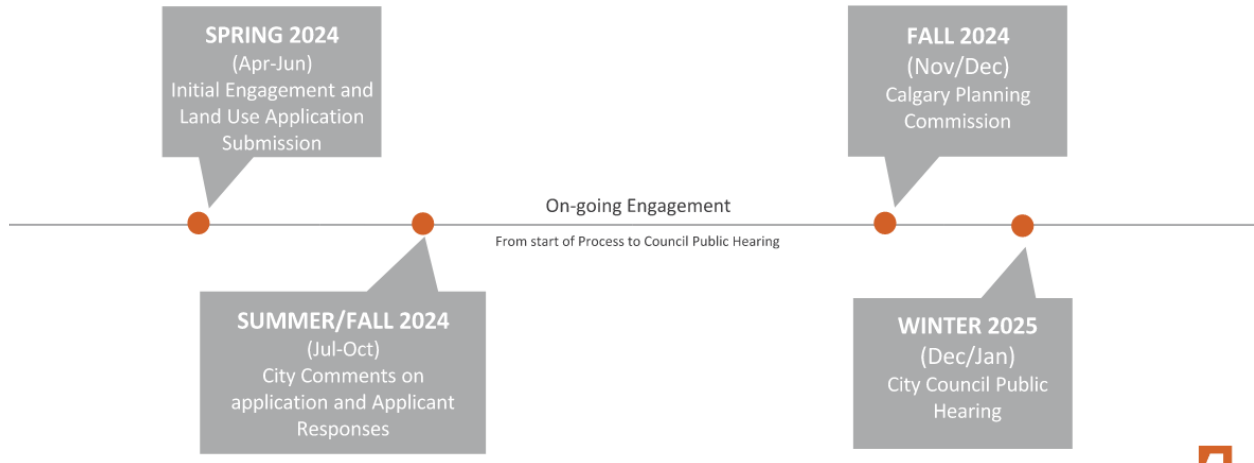
LAND USE APPLICATION

QuantumPlace has been engaged to apply to change the land use district (zoning) for the property. The purpose of the land use redesignation is to change the current designation from Commercial-Corridor 1 District (C-COR1) to Mixed Use-Active Frontage District (MU-25401F3).

This change in the land use district will respond to a need for housing and commercial space in an in-demand neighbourhood. It will reutilize a currently unused commercial space (in what was previously the Oak Tree Tavern) and provide the opportunity for a more active streetscape on a key street in Kensington.



Estimated Timeline and Next Steps



Questions?

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Senior Community Planner

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Thank You.

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Appendix C: Postcard Distribution to Multi-Residential Buildings

The following steps were taken to deliver postcards to multi-residential buildings within the vicinity of the project:

- 100 10A Street NW: Postcards were submitted to the building management (Sable Gate) by hand.
- 235 9a Street NW: Postcards were sent digitally to the building management (First Service Residential) to be emailed to residents.
- 206 10A Street NW: Attempts were made to contact the building management (Norfolk Housing) via phone and email, but no response was received (Norfolk housing). A digital copy was sent via email to the building management (Norfolk housing).
- 301 10 Street NW: Postcards were sent digitally to management (Magnum York Property Management) for distribution to residents.
- 305 10 Street NW: Postcards were handed to the resident manager.