

## Hillhurst/Sunnyside Community Association Letter

January 11, 2018

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Senior Planner  
Community Planning (North Team)  
The City of Calgary

Emailed to: [steve.jones2@calgary.ca](mailto:steve.jones2@calgary.ca)

**RE: LOC2017-0393 | 413 10 Street NW / Royal Bank Site | Land Use Amendment from Commercial Corridor 1 (C-COR1 f2.0 h13) to Direct Control Mixed Use Active Frontage (MU-2 f5.0 h32)**

Dear Mr. Steve Jones,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that the applicant/developer intends to re-designate the site from C-COR1 to MU-2. The applicant indicated that the zoning will accommodate an approximately 9-storey mixed-use building with retail/commercial on the ground floor with approx. 100-120 residential units at the upper floors.

The Mixed Use Active Frontage designation appears to fit the City of Calgary policy for Main Streets, which includes 10th Street NW. This location is also designated as an Urban Mixed Use area in the ARP and deserving of a landmark building.

The community holds the Hillhurst Sunnyside Area Redevelopment Plan in high regard. During the 2006-2009 ARP community consultations, this site was allocated the greatest height (32 metres in the Transit Oriented Development Area) and Floor Area Ratio (5.0 on the west side of 10th Street). We are generally pleased to see that the new Land Use Designation matches the ARP and have additional comments and suggestions on the final DC bylaw and eventual design of the building.

We note in the ARP that the *“maximum densities...are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0”* of the ARP.

### **Built Form**

- A new building on the site has a good opportunity to enhance the fine-grain heritage and contemporary nature of the built form in the community. The prominent location and allowable height create an opportunity for the building to act as a recognizable gateway to the community. As with other recent developments, a defined podium stepback would greatly enhance the pedestrian scale of the area. A wider setback would help reduce the perception of mass at the street level.
- Since this is a corner parcel, stepbacks and articulation on the building are expected as appropriate for a human-scaled building, per the Urban Mixed Use Area policies in the ARP.
- Quality building materials and a respectful roof form is expected at the DP stage.

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### Commercial

- We are supportive of fine grained ground level commercial retail as this part of the Kensington shopping district seems to be lacking in terms of pedestrian and retail vibrancy.
- The developer is encouraged to work with the Kensington Business Improvement District to understand and develop an appropriate retail mix for this prime location.
- The ARP has policy to provide 75% transparent glazing along 10th Street and 50% glazing on the side streets (Section 3.2.2 #17). 7.5 metre commercial retail frontages are also encouraged to enhance the urban grain of the area.
- An active frontage along 10th Street is strongly encouraged to evoke the “village” feel of this historic community and increase face-to-face interactions in the area.
- The ARP states that there should be a minimum of 20% gross floor area of the building should contain commercial uses. Should the developer request any variances, this should be negotiated at the outset of the rezoning stage, rather than an amendment at a later stage.

### Social Considerations

- Most of the condos built to date have been catered to higher income single and dual incomes. We would like to see a greater housing mix as to encourage more family housing, as envisioned in the ARP. We would like to see a mix of 2- and 3- bedroom condo units.
- The ARP encourages greater affordability. We ask that the developer consider allocating “affordable” units.
- As 10th Street is more vehicle-oriented, increased density at this location will also increase population. Consider *crime prevention through environmental design*/CPTED principles to increase safety for pedestrians, residents, employees and visitors.

### Mobility

- This development will add significant density to the site in close proximity to the Sunnyside LRT Station. There may be opportunities for the developer, in partnership with the City, to facilitate additional east-west pedestrian connections.
- We believe that traffic is likely a source of contention. Automobile traffic is not able to turn left from Gladstone Road onto 10th Street NW, and automobiles will go through the residential part of the community. Many residents are concerned about the current state of Gladstone Road and 11th Street NW between Gladstone Road and 5th Avenue NW as narrow and difficult multi-modal streets that will be used to travel north from the proposed building.
- The ARP indicates that “*Upon completion of six significant redevelopments in the [TOD] study area, The City shall prepare a Mobility Assessment & Plan (MAP) in consultation with the Community Association to review the transportation impacts of the intensified land use on adjacent roadways, as well as pedestrian, bicycle and transit connections*” (Section 4.3.8).
  - We were informed that the City no longer completes MAP studies, however we would like to be kept informed, should the developer commission a traffic study for this site.

### Parking

- This is an excellent opportunity to create a truly Transit Oriented Development due to its location and very close proximity to the Sunnyside LRT station and City Primary Transit Network.
  - We understand that the MU-2 district bylaws allow for higher parking reductions than other TOD buildings in the area.

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- Car-sharing and secure bicycle parking is encouraged to reduce automobile traffic so that excess parking does not spill into the community.
- The developer is encouraged to work with the Kensington Business Improvement District on visitor parking as there is limited on-street parking in the area and no street parking onsite.
- We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance:
  - *“Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions”* (Section 3.4.3).

### Public Benefits

- We expect the new Direct Control designation will include wording to enact the density bonusing provisions per the ARP.
  - At the time of writing, the Hillhurst Sunnyside Community Amenity Fund contribution is set at \$17.85, which was recognized in the City report to be lower than other areas experiencing significant redevelopment.
- The applicant is encouraged to make other improvements to the general area, such as to the laneway, Gladstone Road, and the public realm. Residents’ input and concerns would likely come out through the public engagement process.
- As an inner-city community that is served by multi-modal transportation and due to the current location of the transit shelter along 10th Street, we encourage the developer to work with City of Calgary Roads and/or Transit to allow for street furniture within the property line closer to the building, and a building design that allows for shelter from the elements.
  - There is precedent for this in the community as there are benches along the current building that houses the Royal Bank and benches at the newer Palfreyville condominium building at 222 9 Street NW in Sunnyside.

### Community Engagement

The applicant presented to the HSPC at our December 12, 2017 meeting. We appreciate being informed early in the process and hearing the developer’s vision for the site prior to finalization of any plans and so we may inform residents and encourage neighbours to get involved in the planning process. We expect to see public engagement and a developer open house in the first quarter of 2018.

Please keep us informed as this important application progresses. The HSCA would like to be involved in the review of this project. We will comment further once the Development Permit is submitted for review. Please contact the undersigned should there be any questions or clarifications.

Sincerely,  
Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association