

Community Association Comments



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Circulation Control
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Emailed to brad.bevill@calgary.ca

RE: LOC2018-0139 | 1702 Kensington Road NW | Land Use Amendment from R-C2 Land Use District to Direct Control MX-1 District

Dear Mr. Brad Bevill,

Thank you for the opportunity to provide comments on the above application. The Hillhurst Sunnyside Planning Committee (HSPC) would like to provide our local community context and comments relating to the Hillhurst Sunnyside Area Redevelopment Plan (ARP).

Area Planning Context

Calgary of Calgary Municipal Development Plan and Main Streets

- Responding to the Applicant's Submission to increase density on Main Street of Kensington Road NW, it is unlikely that this area will see public investment through City-initiated Land Use Amendments. The Main Streets engagement that did take place focused on Kensington Road between 14 Street and Crowchild Trail but there has been no Main Streets policy or ARP amendments for this area to date.
 - Additionally, City-initiated LUAs often have buffer zones to create a more sensitive transitional Land Use Designations from lower density residential uses to the higher intensity and mixed uses on the Main Street; many of the properties back onto Kensington Road and currently have a lower profile R-C2 zoning.
 - The Hillhurst Sunnyside Area Redevelopment has delineated seven Residential Character Maps as Area Five under the Residential Land Use section. The ARP currently presides over any Main Streets policy.
 - Kensington Road between 10th Street and 14th Street already exceeds the MDP target of 100 people and jobs per hectare.

Notwithstanding the City's objectives for density along Kensington Road, there are several large and smaller scale redevelopments in this area that help the City achieve the goals of the MDP, including:

- The Kensington Legion redevelopment at 1910 Kensington Road will add a mix of retail/commercial and 218 condo units.

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- Former CBC Calgary redevelopment at 1724 Westmount Boulevard, adding 84 new townhouses.
- Former Salvation Army Site redevelopment at 1705 Westmount Road with 8 new townhouse residences. This development has faced significant opposition from the neighbourhood due to prior applications that went above and beyond the bylaw height and density. The current application was only recently approved because it was scaled back and represented a more creative design approach that respects the scale and evolving character of the community.
- Various redevelopments in the form of infills, duplexes, fourplexes and rowhouses on the west side of Hillhurst and West Hillhurst.
- As this inner city community densifies, we would strongly support a better pedestrian interface, and green landscaping rather than an automobile-oriented corner lot with front driveways/bins.

Multi-Residential – Low Profile Support Commercial District (M-X1)

While there should be some degree of discretion given that the development site is surrounded by taller and denser multi-family homes. We would like to highlight the following concerns:

- We are strongly opposed the 14 metre allowable height in the M-X1 Land Use District.
 - For historical context, neighbours to the north of Kensington Road entered into negotiations with Sarina Homes to limit the height of their fourplex developments to the current two storey form, when those properties were rezoned to M-CGd72.
 - A 14m height would be higher than all the new infills and fourplexes in the area, as there are no buildings that exceed 10m.
- Parking has come up in the community engagement and via residents' letters.
 - Due to the challenge that the parcel lacks alley access, there is no onsite parking.
 - The renderings provided show front driveways on 16 Street, at the busier street corner where there is cut-through commuter traffic.
 - The Kensington Road side is also a bus stop, further reducing available parking.
 - The residences on Westmount Road back directly onto Kensington Road and often include front driveways and garages, thus limiting parking in the area.
 - Front curb cuts reduces the opportunity for green landscaping.
- Neighbours have expressed concerns with the spread of commercial activity to primarily residential areas.
 - In years past, and working with the City the area between 10 Street and 14 Street was closed to traffic from commercial patrons and commuter shortcutting from retail on Kensington Road.
 - We are concerned that once the Land Use is granted, a future commercial business could take its place that has a more intensive use and a larger impact.

We are interested in working together to achieve a development that balances the aspirations of the community, applicant, and goals of the City.

- While we have not yet seen the Development Permit, we would like to highlight that the ARP encourages dual frontages on the corner lot, which is already shown on the renderings.
- It would be interesting to explore parking concepts further: the current proposed consultant business could add activity and "eyes" on the area during the day when most neighbours are away at work, utilizing daytime parking.
- To help with local neighbourhood parking concerns, the ARP states that: *"Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions"* (Section 3.4.3 #7).

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Engagement

- The applicant presented their vision at the Hillhurst Sunnyside Planning Committee meeting on May 8, 2018. Signage was also recently posted on the site to invite comments for the applicant.
- The applicant's representative has indicated that the adjacent neighbours are aware of the proposal. Neighbours' input should be taken into strong consideration.

Thank you for the opportunity to comment on the above application. Should you have any questions, please contact the undersigned. Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Andrew Hoskin, Decker Butzner, Glenn Wierzba, Lorna Cordeiro, Mark Beckman, Steve Mole,
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