

5 October 2010

Battistella Developments
1432 1st Street SW
Calgary, AB
T2R0V8

ATTN: Mr. Paul Battistella , Battistella Developments

**RE: Proposed Development at 1037 2 Avenue NW
Hillhurst-Sunnyside Community Planning Committee Pre-Application Review**

Dear Mr. Battistella,

On behalf of the Hillhurst-Sunnyside Community Planning Committee (CPC), I would like to thank you for participating in a public open house on 16 September 2010 to provide Hillhurst/Sunnyside residents and the CPC an opportunity to review and comment on your pre-development permit application design concept. The CPC always appreciates meeting with landowner-developers and their design team prior to a formal application being made to The City, particularly given that this proposal is representative of a major community redevelopment project. The most successful and best examples of redevelopment projects within our community are a product of early and earnest consultation with the community.

We wanted to provide a summary of the public open house feedback (collected through feedback forms – see Appendix A), as well as provide additional comments from CPC Members. CPC Member comments are primarily framed within the context of the detailed policy and development guidelines contained within the Hillhurst-Sunnyside Area Redevelopment Plan (ARP), Adopted by City Council February 2009. Specific policy references to the ARP are made where appropriate, to reinforce the feedback. The following comments should not be considered an exhaustive design review, but rather a summary of community observations and issues based on the preliminary redevelopment proposal. The analysis has been organized into generalized headings (numbered but not ranked) with associated observation bullets and/or questions for consideration.

1) Recognition and Commemoration of the Site's Heritage Value

- The site maintains a historic community property, which is part of The City of Calgary's Inventory of Evaluated Historic Resources. The 1930's two-storey bottle-glass-stucco-clad apartment building reflects a vernacular interpretation of the Art Deco Style. Located on a prominent site within the community, it is reflective of the working-class character that defined the community of Sunnyside at the time of its development.
- It is encouraged that the proposed redevelopment concept includes a physical heritage recognition component, whether it is part of the building design or another form of built



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expression on the site. Further, it is suggested that such a design element both manifest and communicate the site's historical tie to the Art Deco movement. Further, the preparation of a Heritage Commemoration Strategy report should be considered – similar to that of a recent report prepared by Streetside Developments for a major redevelopment proposal at 409-10th Street NW.

- The ARP policy states that "redevelopment of former historic sites is strongly encouraged to provide appropriate recognition of the heritage significance as per The Calgary Heritage Strategy (Page 34, Public Awareness)" (Part II, Section 8.3.6).
- The ARP also states, "Ensure that development, which occurs on historic sites, whether through additions to existing buildings or new development, does so in a manner which is sensitive to and respectful of the heritage character of the site." (Part II, Section 8.2)

2) Affordable, Seniors, & Family-Oriented Housing

- The redevelopment concept should provide for a mix of unit types and price-points to increase affordability and create diverse demographic appeal.
- Some larger units should be provided to accommodate family-oriented dwelling units.
- The ARP policy states, "The Plan will accommodate a wide variety of housing types and choices to meet residents' needs through various stages of life and economic situations; create opportunities for affordable housing, especially for families with children" (Part II, 2.2.1).
- The ARP policy states, "Developers of large-scale projects are strongly encouraged to partner with non-profit agencies or The City of Calgary in order to provide non-market housing units within a market development" (Part II, Section 3.1.1.1).

3) At-Grade Uses and Design Treatment

- At-grade land uses should be primarily of a residential type. Residential uses should be grade-oriented and provide for multiple individual units. This land use strategy serves to create an active, 'eyes-on-the-street', at-grade environment that will be both vibrant and safe.
- Whether townhouse-style or stacked townhouse dwelling types, at-grade 'primary' individual entries should be provided. Doors on the street will serve to create a real sense of 'address' for individual at-grade residential units. Also, individual entrance features and design elements should be varied and articulated to avoid a repetitive and/or monotonous street wall. These design elements will help create a human-scale environment at-grade for residents and pedestrians when experiencing a mid-rise medium-density format building. The ARP specifically states, "New buildings will be oriented towards the pedestrian, with well-articulated streetwalls built along the sidewalk with a steady rhythm of front doors and windows" (Part II, Section 3.0).



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- Individual unit front-yard amenity spaces should be provided and be substantive enough to be functional. This will serve to create the 'front porch' street character found within much of the single-family detached homes districts within the community.
- 2nd Avenue at-grade retail-commercial or live-work oriented land uses should be considered viable - adding to the vitality of the community's public realm. 2nd Avenue is a primary corridor linking the Kensington Village shopping district to Sunnyside. Retail-commercial uses or live-work units on both the south and north sides of 2nd Avenue (between 10th Street and 9A Street) should be considered a seamless part of the Kensington Village shopping district public realm. Furthermore, such land uses would be within immediate proximity to the Sunnyside LRT Station, and reinforce TOD policy.
- The relationship of the proposed redevelopment concept to the laneway should be explored in detail. The community's laneways do serve as alternative pedestrian corridors and any redevelopment concept should consider its at-grade interface with the laneway. The laneway should be pedestrian-friendly and not designed to only serve as a space for the movement of private automobiles. Consideration should be given to whether or not a building setback from the current laneway right-of-way (i.e., an increased laneway width) is warranted. Furthermore, it would be optimal to understand any future redevelopment relationships with adjacent properties along the lane to ensure optimal functionality (for both people and vehicles) and attractiveness.

4) Built-Form

- It is encouraged that the redevelopment concept considers a distribution of massing that creates a stepping-up design from north to south, which will reduce the massing on the north side of the site (a prominent community corner – 2nd Avenue and 9A Street). This will serve to reduce shadowing impacts on the major pedestrian corridor along 2 Avenue, by increasing sunlight penetration.
- Greater emphasis should be placed on creating a corner design element at 2nd Avenue and 9A Street. This would serve to improve the aesthetic and human-scale of the massing of the building at this prominent corner within the community. The site is also a terminal view point along the 2nd Avenue corridor from east to west. Furthermore, the site should be considered as a gateway location transitioning from the low-density established community area to the future TOD area of medium-density.
- The generally 'box-like' massing of the proposed redevelopment concept may be imposing and monotonous. Consideration should be given to breaking up the massing through enhanced modulation and articulation, and through providing multiple setbacks. Furthermore, maximizing the full height potential of 26 meters (or approximately 8 storeys) across the site may create an imposing massing. Consideration should be given to varying the height to create lower points of height, which might range from 4-7 storeys.

- Private and/or communal balconies should be considered at all locations where building massing stepbacks are provided.

5) Architectural Style

- The redevelopment concept does not respect the established traditional architectural character of the community, and specifically, it reflects a stark 'box-like' style that is similar to the 'Modern-Brutalist' style of the late 60s and 70s.
- The redevelopment concept proposes an architectural style which is fresh, creative, and contemporary in nature, and will therefore serve to complement the established eclectic community character.
- Consideration should be given to distinctly varying the architectural style at-grade (first 1-3 storeys) from that of the levels above-grade. This may serve to reduce the perception of the mid-rise format building and provide a more contextually-appropriate at-grade fit with the established architectural style and built-fabric of the community.

6) Vehicle Parking and Traffic Impact Management

- There is significant peak-hour traffic congestion proximate to this site (especially along 10th Street and Kensington Road), which will be further exacerbated by the proposed redevelopment concept. There will likely be increased traffic short-cutting in and out of the community through Sunnyside along 2nd Avenue. 2nd Avenue is an over-sized residential street (often perceived by the traveling public as a Minor Collector Standard Road), as it has historical uses associated with The City's former streetcar system.
- What was the scope and findings of the Traffic Impact Assessment (TIA) completed at the land use redesignation stage for this redevelopment proposal and will an enhanced TIA be required at the development permit stage? Was the scope sufficient to capture both the site-specific and potential cumulative (full ARP TOD area build-out) impact of traffic on the greater community road network (in particular Sunnyside)? How will the potential for increased cut-through traffic through Sunnyside to/from Memorial Drive via 2nd Avenue be mitigated, both in terms of this proposal, and through incremental density increases over time through other ARP TOD area redevelopment projects? Traffic short-cutting mitigation solutions could include incremental narrowing or further traffic calming of 2nd Avenue (from 10th Street, eastward toward 4th Street). How can this redevelopment proposal be proactive and contribute to mitigating this community traffic impact (also see Letter Heading 11 - Community Benefit tied to Transit-Oriented Development (TOD) and Financing of Public Realm Improvements)?
- All parking requirements for proposed dwellings associated with the redevelopment concept will be accommodated on-site, as per City Bylaw. However, how will visitor parking be provided for and effectively (conveniently) managed on-site to avoid an increased burden to the on-street parking system?

- Consideration should be given to creating some dwelling units for future building residents who choose to primarily use public transit and pedestrian-oriented transportation modes, and who do not wish to own a parking stall for a private automobile. Part of such a design strategy could include a building-based car-share program, to be managed and maintained by the condominium association. This concept would be a fit with the vision associated with the TOD philosophy of the ARP, and could also be a unique and attractive component of the project.

7) Green/Open Space Amenities & Landscaping

- The redevelopment concept's private and public realm environment at-grade should include substantive landscaping treatment (hard and soft) with a key focus on the 'urban forest' concept.
- Both active and passive green roofs are encouraged.
- The green/open space provision associated with the redevelopment concept should be considered in its relationship to the greater community. Can an off-site location be created or improved to contribute to the collective green/open space amenity serving both the residents of this development and the greater community (also see Letter Heading 11 - Community Benefit tied to Transit-Oriented Development (TOD) and Financing of Public Realm Improvements)?

8) Opportunity for Public Art

- The redevelopment concept is encouraged to include a public art installation(s) (also see Letter Heading 11 - Community Benefit tied to Transit-Oriented Development (TOD) and Financing of Public Realm Improvements).
- The ARP identifies the proposed site as a specific location where the "obligation exists to meet the highest standards for excellence in architectural design and public realm" (Part II, Section 3.0). The ARP proposes a number of public realm improvements in order that a lively and attractive community might result. Specifically, the ARP states, "Public art is an important element in the creation of great civic spaces and offers an opportunity to contribute to a unique sense of place within the TOD Area" (Part II, Section 3.3).

9) Green Building Design Elements

- The redevelopment concept is encouraged to include green/sustainable building design elements within this redevelopment concept, based on the ARP and other City sustainability policies. Specific design solutions could include: rainwater capture and storage for reuse on-site; permeable at-grade surfacing; green roofs and roofing materials that minimize urban heat island effects; and energy-efficient/renewal energy infrastructure systems.

- The ARP policy states that, "new development should strive for a LEED rating through consideration of sustainable built forms and an integrated approach to building infrastructure systems" (Part II, Section 3.2.1.9)

10) Streetscape Design and Public Realm (2nd Avenue)

- The ARP, as per Section 3.3.2 – Streetscape Design, outlines specific policies and physical upgrades to the public realm along 2nd Avenue (between 10 Street and 9A Street). There are design references to a narrowing of 2nd Avenue to calm traffic, a widening of the sidewalks, additional tree planting, as well as improvements to street furniture and lighting standards. Specific upgrades related to this primary link between Kensington Village and greater Sunnyside should be implemented concurrently with the redevelopment of this site. These upgrades should be comprehensively implemented through this project and/or in partnership with The City (also see Letter Heading 11 - Community Benefit tied to Transit-Oriented Development (TOD) and Financing of Public Realm Improvements).

11) Community Benefit tied to Transit-Oriented Development (TOD) and Financing of Public Realm Improvements

- The developer is strongly encouraged to provide an investment in the community's public realm concurrently with the redevelopment of this site to realize the ARP policy where community benefit is directly tied to increased density enabled through TOD. A site-specific upgrade to the public realm (numerous upgrade opportunities are cited in the ARP) or an alternative benefit to the community should be made, in lieu of the yet-to-be established City redevelopment levy mechanism.
- The CPC understands that The City has yet to formally address the implementation of a redevelopment levy policy in the Hillhurst-Sunnyside TOD area, but that The City is currently working to address this deficiency. The CPC has recently sent a follow-up letter to The City stressing the importance of addressing this deficiency (see Appendix B - CPC Letter to The City, Re ARP Development Levies, July 29, 2010).
- Despite the absence of a formal TOD area redevelopment levy mechanism, the CPC stresses that this proposal represents one of the first major area redevelopment projects post ARP adoption and, as such, it should be required to make a contribution to the development of public realm improvements that serve the entire area.
- Section 4.1 of the ARP outlines the steps for the successful implementation of its policy to create high-quality individual developments and public realm. The ARP specifically addresses the need for partnership between The City and private development interests to achieve this vision.
- The ARP states, "The City needs to be prepared to 'front end' the costs of key public realm improvements and undertake appropriate improvements to public infrastructure such as the revitalization of 10 Street NW" (Section 4.1)



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- The ARP policy describes mechanisms for the funding of improvements and states that, "New developments will be required to contribute to the improvement of the public realm in the following ways: upgrading of adjacent public rights-of-way; utility obligations; and development levies, once levies are established " (Section 4.2).

We hope that you consider our review as constructive criticism – neighbourly input to help refine and improve your proposal. Thank you for considering these public and CPC Members comments, and we welcome an open and on-going dialogue. Should you proceed with a formal development permit application, the CPC looks forward to meeting with you and your design team at a future public CPC meeting, as part of The City's external stakeholder application circulation and review process.

Please contact the undersigned should you wish to discuss this letter review and/or additional consultation steps.

Sincerely,

David White, Chairperson
Community Planning Committee
Hillhurst-Sunnyside Community Association

Cc: Executive Director, Hillhurst-Sunnyside Community Association
Board Members, Hillhurst-Sunnyside Community Association
Members, Hillhurst-Sunnyside Community Planning Committee
Alderman Druh Farrell, Ward 7
Ms. Mary Axworthy, Director, Land Use Planning & Policy, The City of Calgary
Mr. Thom Mahler, Manager, Established Communities & Land Use, The City of Calgary
Ms. Jessica va de Mosselaer, Senior Planner, Land Use Planning & Policy, The City of Calgary
Ms. Annie MacInnis, Kensington Business Association

Enclosure: Appendix A (Record of Feedback Forms – Public Open House, 16 September 2010)
Appendix B (CPC Letter to The City, Re ARP Development Levies, July 29, 2010)



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APPENDIX A
(RECORD OF FEEDBACK FORMS – PUBLIC OPEN HOUSE, 16 SEPTEMBER 2010)



Hillhurst Sunnyside Community Association

Public Feedback Form

Development Permit Application

1037 2 Avenue NW (Battistella Developments)

Please provide the HSCA Community Planning Committee with your comments and/or concerns regarding the development proposal. Your feedback will be reviewed in the preparation of a letter summary of community feedback to be submitted to Battistella Developments.

- Please make sure there ~~are~~ is residential access of or townhouses at the bottom facing the street. There is an increase of drug deals going on by the C-train station & there needs to be more "eyes on the street"! Empty space at the bottom of the building at night is not "I believe" ideal for our residential area. I also thought that part of the ARP plan was to make the alley pedestrian friendly. Having the parkade access seems contradictory to that idea. Shouldn't the building be set back from the alley to build in a more appealing pedestrian view with possibly more residential facing the alley to again help minimize crime? Access to parking off 2nd Avenue seems to make more sense. If not that then some kind of back alley clear residential views would be important

Please return this form to the Committee tonight, or return (by September 23rd) via fax at 403-270-3130 or email hscaplanningcommittee@gmail.com

THANK YOU.

Please ensure there is lots of greenery built into the plan to fit with the urban forest idea of the neighborhood. Thx. Alice Daszkowsk



Public Feedback Form

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I am a believer in development and think bringing more people into the community, getting rid of run down rental property is great for the area.

My only concern is that there will be enough parking underground to allow people that live in homes & visitors to the neighborhood access to parking.

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THANK YOU



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Good preliminary proposal. Very happy to see a creative concept for something other than a single family home in my neighborhood. This project so far fits with what I see as the APP's vision. This project could provide another dimension to Hillhurst sunnyside and bring it from its dark ages to something approach; "re-vitalized" as the neighborhood needs an ever greater mix of individuals.

As a side, hopefully the antagonists of this proposal don't appear to be the majority despite beating their chest, and vandalizing the display. Donald NIMBY is alive and well in this area and should be understood as such.

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THANK YOU

Development Permit Application

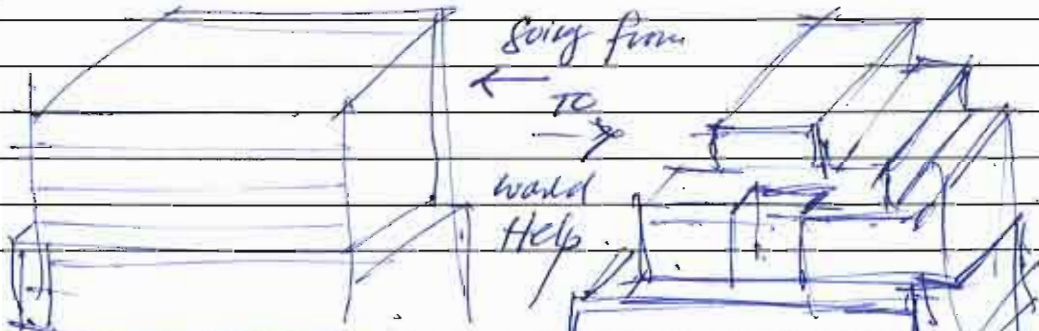
1037 2 Avenue NW (Battistella Developments)

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None of the architectural designs presented appeal to me personally - things I would like to see are -
step bldgs that slope from S to N allowing greater sunlight penetration; more breakup of bldg masses; reduced parking allocation to encourage residents who do not want to own vehicles; set % of designated "smaller" more affordable units; serious attention to issues of energy conservation and rainwater capture. (esp. a bit of permeable green surface on the site).

Don't like the similarity to the brutalist architecture of the late 60's - 70's.

Personally I am against the 8 story ht. allowed in the TOD as experience suggests large-old cities with high densities have managed at 4 stories.



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THANK YOU



Hillhurst Sunnyside Community Association

Public Feedback Form

Development Permit Application

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- I like the townhouse concept for the ground level and would like to see porches big enough and with roofs so that residents will actually sit outside like many of us do in the community
- ~~the townhouse~~
- Having the step back at 3 stories could then be okay because it would be broken up by the porch roof.
- I like having the "at grade" on 2nd designed to allow for residential or commercial.
- The should be an accent ^{or feature} corner ~~etc~~. I'd like to see it being the NE corner.
- The sidewalks should be extra wide to allow for trees, accents.
- My gut reaction when I walked in was that the options were all quite "box" i.e. Anything in the design to counteract it will be appreciated
- Make sure that there are "family" size condos. It is a location which would work for "European" or "New York" families/okay with a family in an apartment. Very close to many schools!
- Make it GREEN. Make it Great!

Please return this form to the Committee tonight, or return (by September 23rd)

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THANK YOU



Hillhurst Sunnyside Community Association

Public Feedback Form

Development Permit Application

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9a street is definitely a good candidate for this type of development.

I would prefer that a height limit of around 6 stories rather than the proposed 8-9. sensitivity to encouraging walking & a nice sidewalk is encouraged.
good luck with the development

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THANK YOU



Public Feedback Form

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I agree with higher urban density and the need for transit oriented development, but the street presence of the building - even with the 2 story facade and then a step back - is too imposing, too massive. ~~of a street p~~ You need to step it back further and reduce the over bearing nature of the building.

Appreciate that you brought the design to the community for feedback.

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THANK YOU



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I appreciate the developer approaching the community. I still believe 6 stories would be ~~much~~ much more appropriate for community

AGid

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THANK YOU



Public Feedback Form

Development Permit Application

1037 2 Avenue NW (Battistella Developments)

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OVER Kill

Don't let it happen

H STORIES, NO MORE

Simon Burtts
916-1AUR NW
403 470 3596

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THANK YOU



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Public Feedback Form

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WHY DO SOME SEEM TO THINK
THAT THEY ARE SPECIAL AND
GET TO BEND THE RULES TO
THEIR ADVANTAGE & THE PEOPLE
SUFFER GREEDY DEVELOPERS.

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THANK YOU



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LIKE THE CONCEPT - MID DENSITY

LOOKS LIKE DEVELOPER/ARTIST HAS ATTEMPTED TO ENSURE THAT THE WINDOWS OVERLOOKING HOUSES ON 9A ST & WILL NOT INTRUDE INTO THOSE RESIDENCES.

- ONE PROBLEM MAY BE LACK (OR LESS) SHADDOU TO SOME BACKYARDS ON 10A ST. (AS NOW HAPPENS IN WINTER TO ~~THESE~~ THESE # 308/310/312/314 WITH THE 3 STORY BUILDING ON 10th ST.

WE LIVE ON 10A ST NW AND THOUGHT THIS MEETING WAS ABOUT ST JOHN'S LOT - 10 ST + 3RD AVE NW. -

ENJOYED THE PR INFO SESSION + THE HELPFUL KNOWLEDGEABLE REPS.

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THANK YOU



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Public Feedback Form

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- Why did the community give away 4 stories to the developer? This money goes into the pocket of Battistella.

- Why did the community vote for the Peace Bridge lights, but not for whether the Battistella development is allowed to go from 4 to 8 stories?

→ - What did the community get back in return? We need seniors housing, we need family housing, we need affordable housing. We want green, not mean.

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THANK YOU



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- I am concerned that even though you are situating a high density development close to the LRT & assuming that most occupants will be using the train, that most residents will own a car as well causing traffic congestion along 9th ave 9th & 10th St. Safety will become an issue
- Will this particular development be affordable housing?

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THANK YOU



Public Feedback Form

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I have concerns about this development. I am sorry that we are losing our little "castle" apartment, a great fixture of Sunnyside, a building that certainly adds character to our neighborhood.

How will the traffic be affected? This is already a congested area, especially during the evening rush hour.

If a number of units do not have parking spaces, that will help.

I would like to see some truly affordable housing units, something for students or seniors. We have already lost so many affordable units in our community. When I first moved here in 1981 (as an art college student) we had such a good mix of people. And people stayed - many apartment tenants were here for years and years. It was not a transient community.

I will be honest in that I favour more traditional looking buildings, but ~~the~~ that is a personal preference.

Also, I support four stores, but not eight. I am not in favour of tall buildings here and not the TD plan.

Please do not build an ugly building that looks like everything else we see these days.

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THANK YOU



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Seems like a great improvement on what is there and I support it. I think there should be commercial allowed on 4th Ave 2nd Ave. The only concern I have is re how high it is, I would not want it more than 6-7 floors.

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THANK YOU



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WHERE WILL
THE CHILDREN
PLAY

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The proposed development as shown in drawings displayed Sep. 16, 2010 do not appear to take into consideration the current architecture of the neighborhood. The height may be overwhelming given the location.

Lined area for additional handwritten feedback.

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THANK YOU



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Public Feedback Form

20 Sept 2010

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Please provide the HSCA Community Planning Committee with your comments and/or concerns regarding the development proposal. Your feedback will be reviewed in the preparation of a letter summary of community feedback to be submitted to Battistella Developments.

-It is very important for this building to provide an example of friendly, relaxed and quality "inner city" living.

-The key issue is to have a pedestrian friendly street level finish on both 9A street and 2nd avenue.

-The pedistal style concept will be ^aperfect fit with the following ideas incorporated into the outside design:-

1. Replace the stark / square appearance on the lower two levels (1st + 2nd floors) with an interesting (varied) "row-house" appearance. Entrances to ground floor condos to be varied and at slightly different distances from the street.
2. The predominantly glass sided building (upper 6 levels) will fit well above the bottom 2 levels.
3. The use of some sandstone finishes on the bottom two levels to blend with the Kensington Safeway building also ^{a possible} blend with structures + finishes on Kensington road itself. (particularly important for the 2nd Avenue side.

Please return this form to the Committee tonight, or return (by September 23rd) via fax at 403-270-3130 or email hscaplanningcommittee@gmail.com

THANK YOU



Hillhurst Sunnyside Community Association

Public Feedback Form

Development Permit Application

1037 2 Avenue NW (Battistella Developments)

Please provide the HSCA Community Planning Committee with your comments and/or concerns regarding the development proposal. Your feedback will be reviewed in the preparation of a letter summary of community feedback to be submitted to Battistella Developments.

4. Most important to have a "pedestrian friendly" street level finish with trees and shrubs on the sidewalk. This is key for both 9A street and 2nd avenue.

- 5. a) An added attraction to the building would be to include balconies on the pedistal set back.
- b) The creation of balconies for the higher level condos on both east and west facing sides of these floors. These levels will have spectacular city and "west-facing" views.

This building will be an exciting and trend setting addition to Kensington and Sunnyside.

Rowland Davies

(403) 283-1316

20 Sept 2010

Please return this form to the Committee tonight, or return (by September 23rd) via fax at 403-270-3130 or email hscaplanningcommittee@gmail.com

THANK YOU



Hillhurst Sunnyside Community Association

APPENDIX B
(HSCA CPC LETTER TO THE CITY, RE: ARP DEVELOPMEMENT LEVIES, JULY 29,
2010)



29 July 2010

Planning, Development & Assessment
The City of Calgary
Email Delivery To: mary.axworthy@calgary.ca

Attn: Ms. Mary Axworthy, Director, Land Use Planning & Policy

Re: Request for The City Administration to Review and Implement the Policy of the Hillhurst-Sunnyside Area Redevelopment Plan, as per Part II, Section 4.0

Dear Ms. Axworthy,

The Hillhurst-Sunnyside Community Association Community Planning Community (HSCA CPC) requests that The City Administration reviews and implements the policy contained within Part II, Section 4.0, of the Hillhurst-Sunnyside Area Redevelopment Plan (ARP). The ARP was unanimously adopted by The City Council in February of 2009, and is the standing policy for review of redevelopment proposals within Hillhurst-Sunnyside. As such, there are fundamental policies within ARP that ensures that private redevelopment fosters investment and revitalization within the public realm of the transit-oriented development (TOD) area of Hillhurst-Sunnyside. The ARP has been the standing policy of The City Council for seventeen months; however, The City Administration has not yet established area redevelopment levies. Specifically, we ask that The City Administration implement the policy contained within Section 4.1.2.1:

*New Developments will be required to contribute to the public realm in the following ways:
Development Levies: All new development will be required to pay a development levy or levies based on each square metre of building towards the cost of public improvements that serve the entire area, once levies are established.*

These redevelopment levies are absent despite a renewed climate of redevelopment within the community. There is an existing major redevelopment proposal currently in the development permit review process at 409-10 Street NW (DP 2009-2173, Streetside Developments). There are two other major redevelopment projects, not yet at the development permit review stage, which are proposed within Hillhurst-Sunnyside's TOD Area, at 1037-2 Avenue NW (Battistella Developments) and 1221 Kensington Road NW (Truman Developments). If levies are not established, and in the short-term, the opportunity for investment in the community's public



realm will be lost – the public benefit tied to The City Council’s transit-oriented redevelopment planning strategy will fail.

We strongly urge The City Administration to act on The City Council’s standing policy and implement the promised area development levies for Hillhurst-Sunnyside’s transit-oriented development area.

Thank you for your time and consideration. Please contact the undersigned if you wish to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read "D. White", is written over a horizontal line.

David White, Chairperson
Community Planning Committee
Hillhurst-Sunnyside Community Association

Cc: *Alderman Farrell, Ward 7*