



23 January 2011

IBI Group  
400 Kensington House  
1167 Kensington Crescent NW  
Calgary, AB  
T2N 1X7

**Attn: Mr. Scott Miller**

**Re: Land Use Redesignation Application for Lands Legally Described as:  
Lots 1-10 Block R Plan 5609J, City of Calgary  
Or that block north of 5 Avenue NW, between 11A Street and 12 Street NW  
Summary of Preliminary Public Review Meeting  
Hillhurst-Sunnyside Community Planning Committee**

Dear Mr. Miller,

On behalf of the Hillhurst-Sunnyside Community Planning Committee (CPC), I would like to thank you for participating in a preliminary public review on 13 December 2010 of your (as agent for the landowner) land use redesignation proposal at the above-mentioned address.

The CPC always appreciates meeting with landowner-developers and/or their design team at the early stages of an 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.

In general, the proposed land use redesignation appears to align with the detailed policies of the Hillhurst-Sunnyside Area Redevelopment Plan (ARP), and does not seek relaxations of policy.

The following comments should not be considered an exhaustive review, but rather a summary of community observations and issues based on the preliminary proposal information shared to date. Also, some comments are primarily future development permit related, but are offered at this stage to give early indication of community concerns. The analysis has been organized into generalized headings (numbered but not ranked) with associated observation bullets and/or questions for consideration.

**1) Building Height and Sunlight Penetration of Riley Park**

- The ARP states the maximum height of 20 meters for buildings that fall within the Medium-Density Mid-Rise Policy Area may be increase to 26 meters at corner parcel locations along 5 Avenue NW, at the cross-streets of 11 Street, 11A Street, and 12 Street NW, in order to create landmark built-form at the entry to Riley Park.



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- The proposal, as per the proposed Direct Control Bylaw, seeks this potential for height increase only at 5 Avenue and 11A Street NW. If this understanding is correct, does this specifically mean that the additional 6 meter increase will not be sought at the corner of 5 Avenue and 12 Street NW?
- The CPC (based on strong community comments) would not support additional height beyond 20 meters at the corner of 5 Avenue and 12 Street NW, specifically because of the immediately adjacent existing playground to the north. Sunlight penetration on this active community public space should not be impacted by redevelopment on this site.
- With the exception of the playground, we note the ASP Section 3.3.3.9, “New development should not cast shadows on to Riley Park beyond a line measured 20 metres into the park, parallel to any exterior property line between the hours of 10:00 am and 4:00 pm MST on September 21.

## 2) Density versus Unit Size

- Based on the preliminary discussion of future development concepts, beyond land use redesignation, there was suggestion that redevelopment could yield condominium (townhouse and apartment-style) units that could be a significantly larger than the square footage of average area units.
- The ARP does support larger family-oriented dwelling units (i.e., 3-bedroom dwelling units), but the CPC cautions against excessive unit sizes that capitalize on an ultimate built-form of increased height and floor area ratios allowed under the ARP policy – policies that were intended to support increased density for the local transit-oriented development node, not simply allow for built-form of increased height and floor area.

## 3) Commercial Uses

- The proposed inclusion of limited commercial uses within the Direct Control Bylaw are questionable, where the ARP Section 3.1.3.3, states, “Retail commercial uses should be discouraged within residential developments, however, a limited range of support commercial uses may be permitted”.
- Although 5 Avenue NW is a primary corridor in the community, the health and vibrancy of the Kensington Business District should be protected by locating and enhancing an agglomeration of commercial-retail use (both existing and new) along 10<sup>th</sup> Street and Kensington Road.
- Some small support commercial uses in this location could be warranted given its proximity to Riley Park – a highly active park space servicing both local and regional users and for a variety of recreational uses (passive and active).

## 4) At-Grade Environment - Pedestrian Public Realm, Riley Park Gateway, and Laneway

- Residential uses at-grade with frontage onto 5 Avenue, 11A Street, and 12 Street NW should be grade-oriented with individual primary access at grade.



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- Given the scale (full block) of the development site, there are unique opportunities to capitalize on the direct interface with Riley Park. Reorganizing of existing site access and the potential closing/acquisition of all or part of the laneway right-of-way for redevelopment and direct residential frontage onto Riley Park should be seriously explored with The City.
- As per the ARP Section 3.2.3.12, the developer-applicant should strongly consider the value of creating a mid-block pedestrian connection lined with residential frontage from 5 Avenue to Riley Park.
- As per the ARP Section 3.2.3.11, the built-form and public realm associated with the 11A Street NW gateway into Riley Park should enhance the pedestrian experience – including building setbacks, generous sidewalks and landscaping, and the dedication of additional right-of-way as required.
- Additional, and/or, enhanced high-quality pedestrian crosswalks (5 Avenue NW) are strongly encouraged at the cross-streets of 11A Street and 12 Street NW.

#### **5) 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 future redevelopment of this site to realize the ARP policy where community benefit is directly tied to increased density enabled through TOD. A site-related or off-site upgrade to the public realm (numerous upgrade opportunities are cited in the ARP) or an alternative benefit to the community should be made.
- The financing of upgrades to enhance the gateway into Riley Park at 11A Street NW is a prime candidate.

#### **6) Vehicle Parking, Access, and Traffic Management**

- Given the transit-oriented nature of the site, the developer-applicant should strongly consider parking management solutions that go beyond the minimum City standards to encourage transit usage and reduce automobile ownership and usage within the community, which could serve to reduce local automobile congestion.
- One suggestion is the provision of a portion of units that do not include a parking stall or less than the 1.0 stalls per dwelling unit expected under The City Bylaw.
- Another suggestion is the provision of a communal car-share stall(s) and vehicle for dedicated use by the residents of the building.
- Given the size of the development site, primary points of access for underground parking facilities should be thoughtfully sited to ensure minimal impact and disruptions to the pedestrian public realm.



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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. If you're willing to attend a future second public meeting when The City is complete their multi-business unit review, we would ask for you to specifically speak to how your final proposal addresses the comments and questions in this letter.

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: Members, Hillhurst-Sunnyside Community Planning Committee  
Alderman Druh Farrell, Ward 7  
Ms. Jessica van de Mosselaer, Land use Planning & Policy, The City of Calgary  
Mr. Mark Sasges, Planning Implementation, The City of Calgary  
Ms. Deborah Cooper, Established Community Planning, The City of Calgary  
Mr. Steve Jones, Established Community Planning, The City of Calgary  
Ms. Annie MacInnis, Kensington Business Association*