Sunnyhill Housing Co-operative Ltd.
787 Third Street NW
Calgary, Alberta T2N 1P1
403-270-8405

Notice of General Meeting

Sunday, September 27, 2020
2:00pm – 4:00pm

https://us02web.zoom.us/meeting/register/tZ0rd-2qqD8uH9WtmehX9malRMkwMYcBfkl9
Phone in information: 587-328-1099 Meeting ID 896 0426 4451

Agenda

1. Call to order
2. Set adjournment time
3. Opening remarks and introductions
4. Approval of proposed agenda
5. Business – Planning and Development:
    a. Notice of Motion:

Moved:

That Urban Matters consultants and MoDA architects be authorized to prepare detailed plans and cost estimates for a new 15-unit building on the site now occupied by units 762-768 based on the “Spaceship” design concept, as recommended by the Planning and Development Committee and the Design Reference Group.

Background:

Our budget is only sufficient for detailed costing of one design option.

The recommendation is based on two months of consultation and collaboration that narrowed our preferences to two design options, the “Village” and the “Spaceship.” Sunnyhill participants found these two almost equally attractive in terms of aesthetics and amenities. However, taking all factors into consideration, including geodetic restrictions, ease of construction, the need to minimize displacement of our members, and the relationship between project costs and our budget, our final and unanimous choice was the “Spaceship” based on careful consideration of the Pros and Cons outlined in the attached documentation.

To summarize the key points, the attached geodetic survey, conducted Sept. 9, 2020, shows the “heights” area now occupied by one-bedroom units. The grade heights in

the area are the closest on our land to the City of Calgary's required minimum main-floor height geodetic (1046.7 metres in our part of Sunnyside). Building here results in the minimum of grade-fill and above-grade foundation work, substantially reducing construction costs. The "Spaceship" can be built in modules and shipped to the site for assembly, reducing construction time and costs. Demolishing any other buildings in the Co-op, even if we could meet the City's other requirements by doing so, would take out many 2- and 3-bedroom units, which would displace more members, many of them families, than the recommended plan. Further, the new construction is 1 and 2-bedroom only with the potential for only one 3- bedroom unit, so some members displaced in any other plan would not be able to return to Sunnyhill. The overall cost in terms of moving and housing those members who could return from off site, and in terms of the loss of revenue from lost 2 and 3 bedroom units, would critically widen the gap between our income and project costs.

6. Adjournment

Option 1: Village

1. **Accessibility:**
   - PRO: The circulation corridor to each unit is more compact when compared to the spaceship.
   - CON: Given that the units are dispersed in all different directions (and assuming the primary pick up/drop off spot would be the elbow at the intersection of 4th st and 7th ave.), this reduces the visibility for waiting for pick up/drop off from individual units. Thus, the residents from the back two ground floor units may have to wait at the lobby.

2. **Sustainability:**
   - PRO: There is less surface area than spaceship, as such envelope and insulation costs would be lower. There is no need to spend money on a second skin.
   - PRO: There are far fewer corners and cantilevers than spaceship, increasing the efficiency of the envelope.
   - PRO: The units can be naturally cross-ventilated due to having multiple faces of exposure.
   - CON: Given the fact that the units are dispersed in all different directions, natural lighting, passive solar heating is reduced and the effectiveness of Photo-voltaic Panels is reduced.

3. **Constructability/Cost:**
   - PRO: Due to the standardization of the design, we believe that it may also be a candidate for Modular Construction, which in a typical scenario provides both cost/time savings and environmental sustainability through its fabrication off-site. However, we have not yet vetted this with our modular consultant.
   - PRO: While this project may be buildable as modules, it could also be 'component-based prefabrication', which is different than 'modular prefabrication' in that the units are built from prefab construction components (ie. separate walls, floors, roofs, etc.). As such the cost/time savings and environmental sustainability would be reduced.
   - CON: The complexity of the roof peaks, in terms of snow run-off strategies such as crickets and heat-tracing, will prove to be a construction and cost challenge.

4. **Future Expandability:**
   - PRO: Due to the standardization/replicability of the design, this design can easily expand eastward by adding modules to the east side of the form.
   - CON: If we expanded either design, we would need to look at a creative way of redistributing, or potentially moving, one of the Fire Stairs.

5. **City of Calgary By-Law Requirements:**
   - PRO: Given that both concepts will be reviewed by the City of Calgary as Multi-Residential dwellings, we will need to adhere to 'Development Permit Requirements' such as Street-Oriented Development that advocates for a) 'eyes on the street', b) legibility of Individual units (for Fire, Police and Ambulance), c) At-Grade accessibility of units and d) legibility of primary building entry.
   - CON: With respect to the above Street-Oriented requirements for individual units, the efficacy of this design is reduced.

Option 2: Spaceship

1) Accessibility:

- PRO: With 14 of the 15 units all facing South (and assuming the primary pick up/drop off spot would be the elbow at the intersection of 4th st and 7th ave.), this provides unobstructed visibility for waiting for pick up/drop off from the units.
- CON: The single-loaded corridor (to the north) has more turns/corners compared to village

2) Sustainability:

- PRO: With 14 of the 15 units all facing South, this maximizes natural daylighting in the units, and allows for easier installation of future Photo-voltaic Panels than village.
- PRO: This design effectively has a double skin to reduce the buildings exposure on the north face during the coldest months. In the summer, this 'second skin' can be opened to allow for cooling via cross-ventilation through all units.
- CON: The hallway space will be semi-heated and less efficient, potentially increasing heating costs.
- CON: Due to the extent of south facing glazing, we will need to explore a method of mitigating solar gain during the hot summer months. Fortunately, there is no western solar exposure.

3) Constructability/Cost:

- PRO: Due to the standardization of the design, it's a perfect candidate for Modular Construction, which in a typical scenario provides both cost/time savings and environmental sustainability through its fabrication off-site. Modular Construction also helps to alleviate concerns over construction noise, interference with day-to-day activities and staging requirements (ie., needed to store materials and equipment).
- CON: The 'pixelated' design increases the amount of surface area, increasing the cost of the envelope and insulation.

4) Future Expandability:

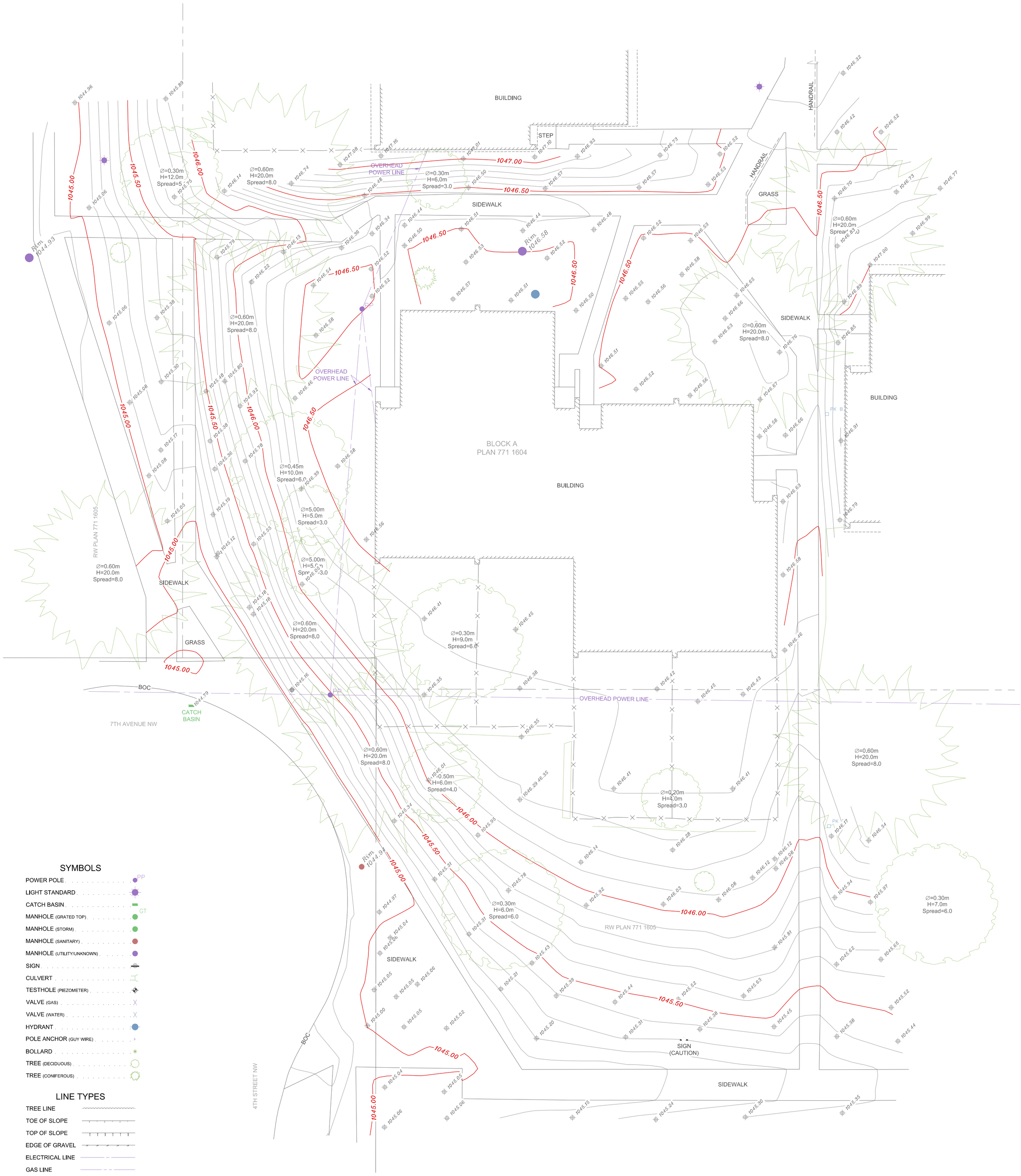
- PRO: Due to the standardization/replicability of the design, this design can easily expand eastward by adding modules to the east side of the form.
- CON: If we expanded either design, we would need to look at a creative way of redistributing, or potentially moving, one of the Fire Stairs.

5) City of Calgary By-Law Requirements:

- PRO: Given that both concepts will be reviewed by the City of Calgary as Multi-Residential dwellings, we will need to adhere to 'Development Permit Requirements' such as Street-Oriented Development that advocates for a) 'eyes on the street', b) legibility of Individual units (for Fire, Police and Ambulance), c) At-Grade accessibility of units and d) legibility of primary building entry. This concept addresses all these concerns aptly.
- CON: The main building entry may not meet the city's requirements for legibility/visibility, as it is on the rear corner of the building.

Site Selection Considerations

1. **Slope instability to the North**
   - The City of Calgary has additional requirements for construction near the bottom of an escarpment, as any excavation may trigger an issue with slope instability.
2. **Main Floor geodetic**
   - This geodetic needs to be set at 1046.7m, which precludes a substantial portion of the site.
3. **Street-Oriented Development Requirements**
   - (As per the City of Calgary By-Law):
   - All ground-floor units need to address AND be accessible from the street (in this case 4th st and 7th ave SW)
   - From both a CPTED (Crime Prevention through Environmental Design) and visibility for emergency vehicles (Fire, Police and Ambulance), this scheme is very challenging, which may bring difficulties in the Development Permit process.
   - Accessibility: By-Law requires unobstructed /view from two clearly identified entry/exits.
   - Primary entrance must be clearly visible.
4. **Demolition of only four one-bedroom units:**
   - From a proforma or cost/benefit point of view, it doesn't make any sense to remove any of the 2-3 bedroom units.
5. **Calgary's Housing Needs Assessment**
   - This document states that multi-bedroom units (particularly 3-bed) are in greatest need and part of the funding consideration. Removal could be viewed as less favorable than replacing one-bedroom units
6. **Central Gathering Space for the Community**:
   - Before any sketch was drawn, a wish for the project was to design the 'new building' in such a way that it also functioned as an impromptu 'Community Center', from both an internal programming perspective (ie. Greenhouse, Office/meeting, etc.), as such, selecting the current site – which resides at the intersection of the community's two major North-South and East-West thoroughfares capitalizes on an incredible opportunity to frame an outdoor, central gathering space.



SYMBOLS

- POWER POLE . . . PP
- LIGHT STANDARD
- CATCH BASIN
- MANHOLE (GRATED TOP) . . . GT
- MANHOLE (STORM)
- MANHOLE (SANITARY)
- MANHOLE (UTILITY/UNKNOWN)
- SIGN
- CULVERT
- TESTHOLE (PIEZOMETER)
- VALVE (GAS)
- VALVE (WATER)
- HYDRANT
- POLE ANCHOR (GUY WIRE)
- BOLLARD
- TREE (DECIDUOUS)
- TREE (CONIFEROUS)

LINE TYPES

- TREE LINE
- TOE OF SLOPE
- TOP OF SLOPE
- EDGE OF GRAVEL
- ELECTRICAL LINE
- GAS LINE
- TELECOM LINE
- FENCE

ABBREVIATION

BACK OF WALK	BOW
FRONT OF WALK	FOW
BACK OF CURB	BOC
FACE OF CURB	FOC
LIP OF GUTTER	LOG
EDGE OF ASPHALT	EOA
EDGE OF CONCRETE	EOC
EDGE OF GRAVEL	EOG

MAJOR CONTOUR 00.00
MINOR CONTOUR 00.00
SPOT ELEVATION 00.00

This drawing is GROUND SCALE
using ASCM #462465 as Reference Point (RP)
To scale to grid, scale about RP
using CSF 0.999733
Published Coordinates for ASCM are
N 5658325.468, E -4961.917, Elev 1082.278

ISSUED FOR
Information Only
2020-09-10
URBAN systems survey inc.

URBAN systems survey inc.
101 - 134 11th Avenue SE Calgary, Alberta, T2G 0X5
p. 403.291.1193 f. 403-291-1374

Client/Project
Sunnyhill Housing Co-operative
Housing Regeneration Exercise Phase 2

Scale	Date	Figure
NTS	2020-09-10	Existing

4700.0001.02 Title

Site Survey - 787 3rd Street NW
City of Calgary