

Applicant Submission

2020 November 09

In collaboration with JEMM Properties (JEMM), O2 Planning and Design (O2) proposes to redesignate the subject site (219 – 231 9A Street NW) to a Direct Control (DC) based on the Multi-Residential – High Density Medium Rise district (MH-2). Key elements being sought in a DC are a maximum density of 5.0 FAR, a maximum building height of 27 metres, and a reduced parking requirement. This will enable the redevelopment of 6 single-detached houses into a medium-density mid-rise development that aligns with the vision established in the Hillhurst-Sunnyside Area Redevelopment Plan (ARP).

Located just 350 metres from the Sunnyside LRT Station, the subject site is situated within the ARP's Transit Oriented Development Study Area Boundary. This area intends to support transit infrastructure, encourage alternative modes of transportation such as walking and biking, reduce traffic congestion, and reduce environmental impacts. JEMM Properties is committed to pursuing development opportunities that achieve these same goals. Their projects in Calgary all share a desire to make the most out of transit-oriented development sites by encouraging a car-free lifestyle. By removing minimum parking requirements from the land use, JEMM can provide the appropriate amount parking, based on market preferences.

The site is currently designated M-C2, which includes a maximum density of 2.5 FAR and a maximum building height of 16 metres. Recognizing the redevelopment potential of this site, the ARP designates it Medium-Density Mid-Rise with a maximum density of 2.5 FAR that can be increased to 5.0 FAR pursuant to the bonus provisions established in the ARP.

In addition to its inherent transit-oriented development potential, this site benefits from proximity to 10th Street NW and Kensington Road NW, both MDP-identified Neighbourhood Main Streets. This application will lead to a development that increases residential density near Main Streets, supporting local businesses and contributing to a vibrant urban corridor where Calgarians come to socialize, work, live, and shop.

In summary, the proposed land use enables a development that will:

- Increase **housing diversity and supply** in Hillhurst-Sunnyside.
- Support **existing transit infrastructure** by placing density near the LRT.
- Introduce residential density in close proximity to **Main Streets**, community amenities, and the downtown core.
- Supports **active modes** and best practice in **sustainable urban development**.

O2 and JEMM are committed to maintaining open lines of communication with all interested stakeholders throughout the application process. In addition to focused meetings with the Hillhurst-Sunnyside Community Association and Councillor Farrell's office, a project website has been developed, allowing residents to learn about the proposal, provide feedback, and reach out directly to the applicant team. Feedback gathered throughout the process is summarized in an Outreach Summary.