

**Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses,
 LOC2020-0045**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject properties to allow for a multi-residential development up to 27 metres (8 to 9 storeys) in height.
- The proposal allows for an appropriate building form in a location well served by existing infrastructure and in close proximity to services and employment and is in keeping with the applicable policies of the *Municipal Development Plan* and [Hillhurst/Sunnyside Redevelopment Plan](#) (ARP), as amended.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes and more efficient use of existing infrastructure.
- Why does this matter? Allowing for more density and intensity near an LRT station represents more efficient use of existing and proposed transit infrastructure and offer more mobility choices to residents.
- An amendment to the Hillhurst/Sunnyside ARP is required.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use and policy amendment application in the northwest community of Sunnyside was submitted by O2 Planning and Design on 2020 April 09 on behalf of the landowners, JEMM Sunnyside Ltd, and Gideon and Louisa Tsang.

The subject site is located west of 9A Street NW, and north of Memorial Drive NW and consists of six parcels that are approximately 0.22 hectares (0.54 acres) total in size. The proposed DC Direct Control District is based on the M-H2 District and is intended to allow for multi-residential development of 27 metres or approximately 8 to 9 stories. The proposed DC District is required to implement the bonus density policies of the ARP. To accommodate the proposed maximum height of 27 metres, an amendment to the *Hillhurst/Sunnyside ARP* is required.

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No development permit application has been submitted at this time, however as noted in the Applicant Submission (Attachment 4), the intention is to develop a medium-density mid-rise development that aligns with the vision established in the *Hillhurst-Sunnyside ARP*.

More details about this land use amendment application and surrounding site context is provided Attachment 1 (Background and Planning Evaluation).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant attended virtual meetings with the Hillhurst Sunnyside Community Association (HSCA) in May and October 2020 and launched a project website where comments could be submitted to the applicant team. See Attachment 6 for the Applicant Outreach Summary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received one letter of support for the elimination of parking minimums to encourage the use of active modes of transportation. Four letters of opposition were also received. Reasons stated for opposition are summarized as follows:

- elimination of the minimum parking requirements in the DC District and potential negative impacts this will have on the availability of public parking for businesses and visitors;
- building height;
- the sites being mid-block;
- concerns with the density bonus system and use of a DC District;
- issues with the Development Map system; and
- cumulative impacts of multiple construction projects in area, including noise and congestion.

Administration received a letter of general support from the HSCA, providing comments and recommendations around local improvements, housing mix and affordability (Attachment 5). At the applicant's presentation to HSPC in May 2020, the applicant explained the proposed revision to the maximum building height from 26 metres to 27 metres. The HSPC indicated their support of the proposed 1 metre increase to accommodate the flood requirements.

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Building design, parking, and compatibility of discretionary uses with the surrounding neighbourhood will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of redevelopment within the Hillhurst/Sunnyside area while also providing for greater housing choice. The development of these lands will enable a more efficient use of land and infrastructure while also supporting surrounding commercial uses and amenities.

Environmental

This application does not include any actions that specifically address objectives of the *Climate Resilience Strategy*. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop a mid-rise multi-residential development will increase ridership and enhance the viability of the Kensington commercial area. It will also make more efficient use of existing services and leveraging the existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Hillhurst/Sunnyside ARP
3. Proposed DC Direct Control District
4. Applicant Submission
5. Community Association Letter
6. Applicant Outreach Summary

**Planning & Development Report to
Calgary Planning Commission
2020 December 3**

**ISC: UNRESTRICTED
CPC2020-1343
Page 4 of 4**

**Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses,
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform