

Development Permit in Sunnyside (Ward 7) at multiple addresses, DP2020-8227

RECOMMENDATION(S):

That Calgary Planning Commission APPROVE the Development Permit (DP2020-8227) for New: Multi-Residential Development (1 building) at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new nine-storey multi-residential building with 140 dwelling units in the northwest community of Sunnyside.
- The development permit provides an appropriate building form in a location served by existing infrastructure, and complies with the relevant planning policies of the *Municipal Development Plan* and the *Hillhurst-Sunnyside Area Redevelopment Plan*.
- What does this mean to Calgarians? This will allow for additional residential development, and will contribute to an increased diversity of housing opportunities in an area close to downtown, two Main Streets and an LRT station.
- Why does this matter? Allowing for increased density and intensity near an LRT station represents more efficient use of existing and proposed transit infrastructure, and offers more mobility choices to residents.
- Council previously approved the land use redesignation for the subject site (Bylaw 9D2021) which allows for density bonusing on the site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application, in the northwest community of Sunnyside, was submitted by LOLA Architecture Studio on behalf of the landowner, JEMM Developments, on 2020 December 18. The subject site is located along the west side of 9A Street NW north of Memorial Drive NW. The site, consisting of six parcels that are approximately 0.22 hectares (0.54 acres) total in size, is currently developed with single detached dwellings. The Applicant Submission is included in Attachment 3.

This development permit proposes 140 units in a nine storey building with five individual entrances to units at-grade along 9A Street NW. As part of the pre-application review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2020 November 25. The UDRP comments are included in Attachment 6.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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Applicant-Led Outreach

As part of the review of the proposed development permit 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 held a meeting with the Hillhurst-Sunnyside Community Association on 2020 October 13 to review the design and launched a project website at the time of the land use amendment application. Additional information can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's standard practices, the application was circulated to external stakeholders, notice posted on site and published [online](#).

The Hillhurst-Sunnyside Community Association provided comments on 2021 January 25 (Attachment 7). They outlined concerns regarding the interface with 9A Street NW, overall massing of the project, contribution to the public realm, and noted support of elements such as bicycle parking provided and the interface with the Bow to Bluff corridor improvements to the public realm between the Bow River and McHugh Bluff.

Administration received six letters of objection to the proposed development. Reasons for opposition are summarized as follows:

- lack of parking for the development;
- proposed building height is out of scale and should be reduced; and
- concerns with the loss of views and sunlight for adjacent properties.

Administration considered the relevant planning issues specific to the proposed development and has determined that the development is appropriate. Further discussion is included in Attachment 1 which outlines Administration's support.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Development Act*.

IMPLICATIONS

Social

This development permit can provide additional housing choice in a location with excellent access to transit and amenities for residents to meet their daily needs.

Environmental

The applicant has committed to providing electric vehicle charging stations in the parkade, which supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero-Emission Transportation Modes. Parking reductions for the development were also included in the land use district, recognizing the proximity to LRT and bike lanes.

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Economic

This development represents an efficient use of land and infrastructure in an established inner city community. The development can provide further housing opportunity and can add additional residents that can support local business.

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. Conditions of Approval
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit Plans
6. Urban Design Review Panel Comments
7. Community Association Response

Department Circulation

General Manager	Department	Approve/Consult/Inform