

Development Permit in Sunnyside (Ward 7) at 223 – 9A Street NW, DP2021-7521

RECOMMENDATION:

That Calgary Planning Commission APPROVE the Development Permit (DP2021-7521) for New: Multi-Residential Development (1 building), Live Work Unit, and Sign – Class B at 223 – 9A Street NW (Plan 2110806, Block 1, Lot 41), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new 9-storey multi-residential building with 135 dwelling units and 5 live work 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* (MDP) and the *Hillhurst-Sunnyside Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would 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 (LOC2021-0045, 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, located in the northwest community of Sunnyside, was submitted by LOLA Architecture Studio on behalf of the landowner, JEMM Developments, and was accepted on 2021 October 25. The subject site is located on the west side of 9A Street NW north of Memorial Drive NW. The site is approximately 0.22 hectares (0.54 acres) in size and is currently vacant. The Applicant Submission is included in Attachment 3.

This development permit proposes a total of 140 dwelling units; 135 dwelling units and five live work units in a nine-storey building. Five of the units have direct, at-grade access along 9A Street NW. The development permit plans are included in Attachment 5. As part of the application review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2021 November 10. The UDRP comments are included in Attachment 6.

A previous development permit (DP2020-8227) for a 9-storey, 140-unit building was approved by Calgary Planning Commission on 2021 May 20. Following approval, an appeal was filed to the Subdivision and Development Appeal Board (the Board). At the request of the applicant to cancel the development permit, the Board revoked and declared that development permit null and void. Revocation of a development permit is not subject to Section 46 of the Land Use Bylaw.

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

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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 development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the relevant community association was appropriate. The applicant held a meeting with the Hillhurst-Sunnyside Community Association and members of the public on 2021 November 18 to review the design and answer any questions or concerns on the proposal. Additional information can be found in Attachment 4 (Applicant Outreach Summary).

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 November 19 (Attachment 7). They outlined concerns regarding parking, particularly a potential increase in parking on the street as a result of the proposed development. Support for several elements of the development were also expressed such as the proposed mural on the south elevation, integrated rooftop mechanical, and the overall quality of the project.

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

- proposed building height is too high and will negatively impact adjacent properties, particularly Pixel located to the north;
- proposed scale does not comply with the policies of the area redevelopment plan;
- lack of stepbacks on the building; and
- concerns with the processing of the application following the revocation of the previously approved development permit.

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 reasons for support.

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

IMPLICATIONS

Social

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

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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 an LRT station and bike lanes. In total, 185 secured Class 1 bicycle parking stalls are included in this development permit, a surplus of 45 from the rules of the current land use district.

Economic

This proposed development represents an efficient use of land and infrastructure in an established inner-city community. The development would provide further housing opportunity and can add additional residents that may 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 (Name)	Department	Approve/Consult/Inform