

## Applicant Submission

August 2020

On behalf of Westrich Pacific Corporation, O2 Planning + Design proposes to redesignate the parcels located at 1110-1126 Gladstone Road NW to a Direct Control (DC) based on Mixed Use – General (MU-1) with a maximum building height of 20 metres and a maximum density of 4.0 FAR. The redesignation will enable a development that retains and designates the existing Hillhurst Baptist Church building as a municipal historic resource. A DC is required to apply the density bonus provisions established in the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). A development permit application is forthcoming and will allow the City and the community to evaluate the proposed land use concurrently with a detailed design proposal.

The subject site is approximately 3,712 square metres and located adjacent to the MDP-identified 10 Street NW Main Street and within 200 metres of the Sunnyside LRT station. The proposed land use will enable a landmark multi-residential development at the northern gateway to Kensington, increase housing options in proximity to the LRT, remain contextually appropriate in scale and character to the surrounding context, activate surrounding streets and laneways, and contribute to Hillhurst-Sunnyside's position as one of Calgary's most vibrant inner-city communities.

Located at the north-west corner of 10 Street and Gladstone Road NW, the site consists of five parcels. 1110 Gladstone Road is designated C-COR1 and occupied by the Hillhurst Baptist Church building, which currently houses the Lifesport retail shop. 1114 to 1126 Gladstone Road are occupied by low density residential uses that are currently designated M-CG. To the north of the site is a public lane and across the lane are single-detached dwellings designated M-CG. To the west are single-detached dwellings also designated M-CG. South of the site, across Gladstone Road NW are low-rise multi-residential buildings. The former Royal Bank site opposite Gladstone Road NW, fronting 10 Street NW, was recently redesignated (DC 152D2018) to accommodate a ten-storey multi-residential development. Across 10 Street NW from the site is an 11-storey mixed-use multi-residential development.

The proposed MU-1 base district is well suited to this site as it is intended to be applied on or near commercial corridors and includes building height and stepback requirements that respond to the surrounding context. As a result, the proposed land use enables a development that retains the existing church building, optimizes the site's location adjacent to 10 Street NW, and ensures that the development responds to the low-density residential context to the north and west.

The Hillhurst/Sunnyside Area Redevelopment Plan (ARP) situates the site within the Transit Oriented Development Study Area and applies two land use policy designations. 1110 and 1114 Gladstone Road NW are located in the *Urban Mixed-Use* area with a maximum building height of 32 metres and maximum density of 5 FAR, while 1120, 1124, and 1126 Gladstone Road NW are designated *Medium-Density Residential* and limited to 16 metres and 2.5 FAR. This application requires an amendment to the ARP to apply the *Medium Density Mid Rise* designation to 1120, 1124, and 1126 Gladstone Road NW and enable a maximum 20 metre building height and 4.0 FAR across the entirety of the site. Doing so allows the development to retain and designate the existing church building and effectively re-distribute the density across the remainder of the site. This is consistent with the heritage conservation policies of the ARP, which encourage the preservation of historic resources by transferring density from historic sites to other properties.

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

- Retain and designate the Hillhurst Baptist Church as a municipal historic resource.
- Increase housing options within 200 metres of the LRT.
- Contribute to the vibrancy of the 10 Street NW Main Street and support local businesses.
- Activate streets and laneways, increasing the walkability of the surrounding neighbourhood.
- Enable a moderate increase in density while remaining sensitive to the surrounding context.
- Create a landmark development on an iconic and unique lot.

O2 is committed to meaningful stakeholder consultation and providing a variety of platforms for residents to learn about the project, share feedback, and ask questions. COVID-19 has provided the opportunity to re-think engagement and shift away from traditional methods. An initial meeting was held with the Hillhurst Sunnyside Community Association (HSCA) on August 11, 2020. In addition, we will create a project website where residents can learn about the proposal, provide feedback and reach out directly to the applicant team. On-site signage will provide an overview of the project and direct traffic to the website. Feedback gathered throughout the process will be summarized in an Outreach Summary report.