

# GLADSTONE ROAD NW LAND USE AMENDMENT

Council Presentation

CITY OF CALGARY  
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IN COUNCIL CHAMBER  
JUL 26 2021  
ITEM: 8.1.10CPC2021-0873  
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CITY CLERK'S DEPARTMENT

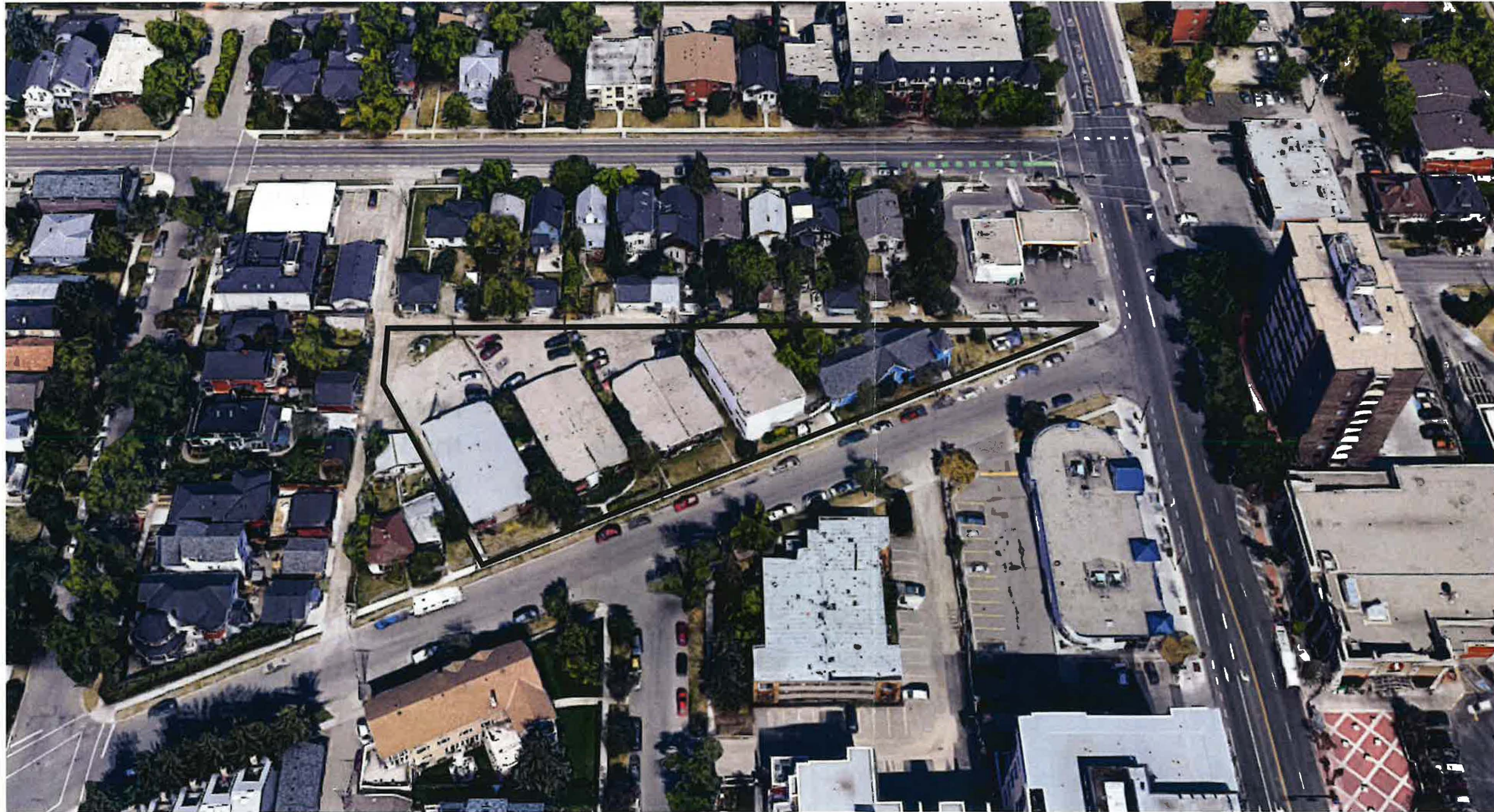


# Site Location Attributes





# Site Location Attributes





# Land Use Proposal



Highlights of the proposal include:

- Concurrent Development Permit for a six-storey multi-family building
- Street and lane-oriented building with active ground floor connection.
- Retain, designate, and activate the Hillhurst Baptist Church as a municipal heritage building and community amenity
- Maximize the site's TOD potential through density of proposed land use.



# Proposed Land Use

The proposed land use recognizes the City's broader objectives for intensification surrounding the **primary transit network** and **Main Streets**

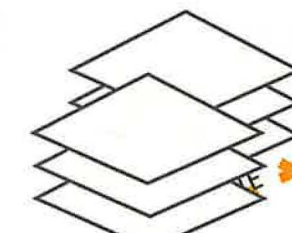


## Land Use: DC based on MU-1 (f4.0 h20)

- Applies a density of 4 FAR and height of 20m to Site 1
- Applies a density of 1 FAR and 13m to Site 2
- Requires the protection of the Hillhurst Baptist Church as a “Municipal Heritage Resource”
- Requires the heritage restoration of the Hillhurst Baptist Church



Gross Area:  
0.92 acres



Maximum FAR:  
4.0

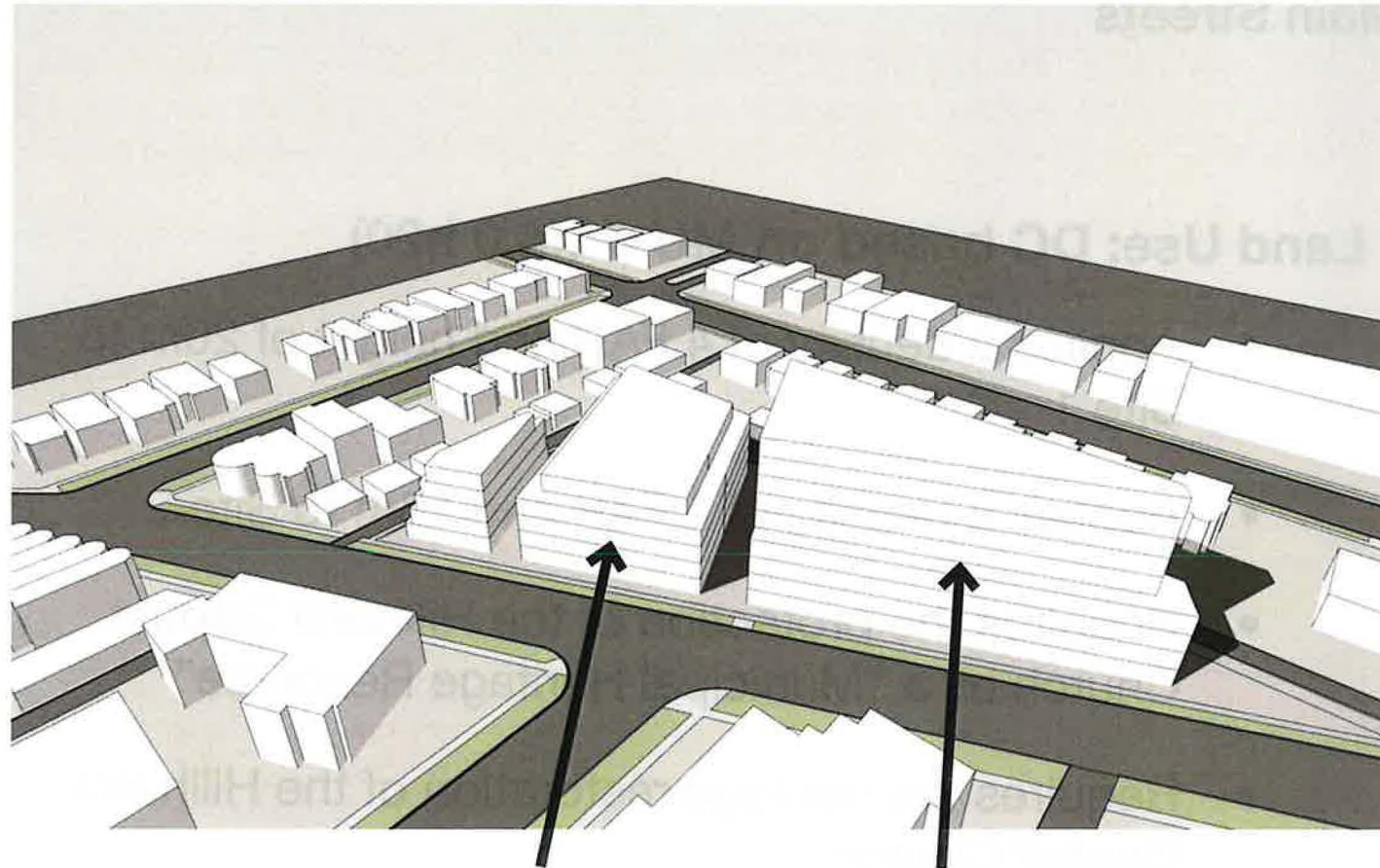


Maximum Height:  
20 m



# ARP Amendment

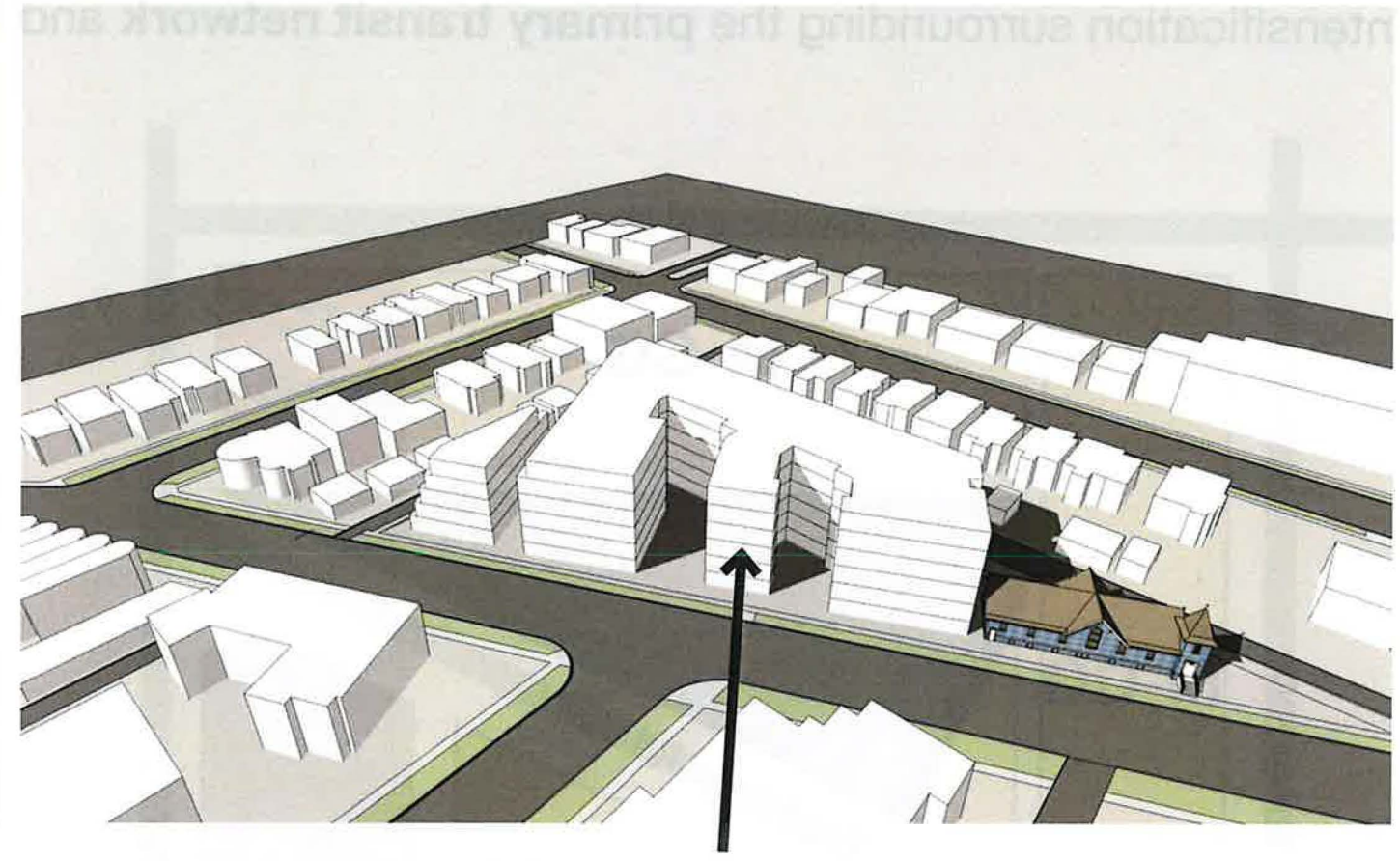
## Existing ARP Designation



16m  
5 Storeys  
2.5 FAR

32m  
10 Storeys  
5 FAR

## Proposed ARP Designation



20m  
6 Storeys  
4 FAR



# ARP Alignment

## Hillhurst/Sunnyside ARP

By legally protecting and restoring the Hillhurst Baptist Church, the application is directed by the objectives and policies of Section 8 “Heritage Conservation” of the Hillhurst-Sunnyside ARP

- Balance development intensification objectives and the preservation of the historical character of the community
- Encourage the continued conservation of the community’s historic resources through sensitive renovation and rehabilitation;
- Help prevent the demolition of historic resources when appropriate;
- Leverage private capital investment to promote conservation;
- The Development Authority shall encourage preservation of buildings by considering various incentives for the reuse of existing structures. Such incentives could include:

**Allowance of a density transfer to other sites. Council may continue to consider, on their merits, individual Direct Control applications for the TOD area for heritage conservation purposes.**





# Community Outreach

Engagement was conducted from the beginning of **August 2020**

To respond to COVID-19, the project team hosted a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time. The team also met with the HSCA twice.

Interim URA

648

Visitors to Website

930

Page Views

19

Comment  
Submissions

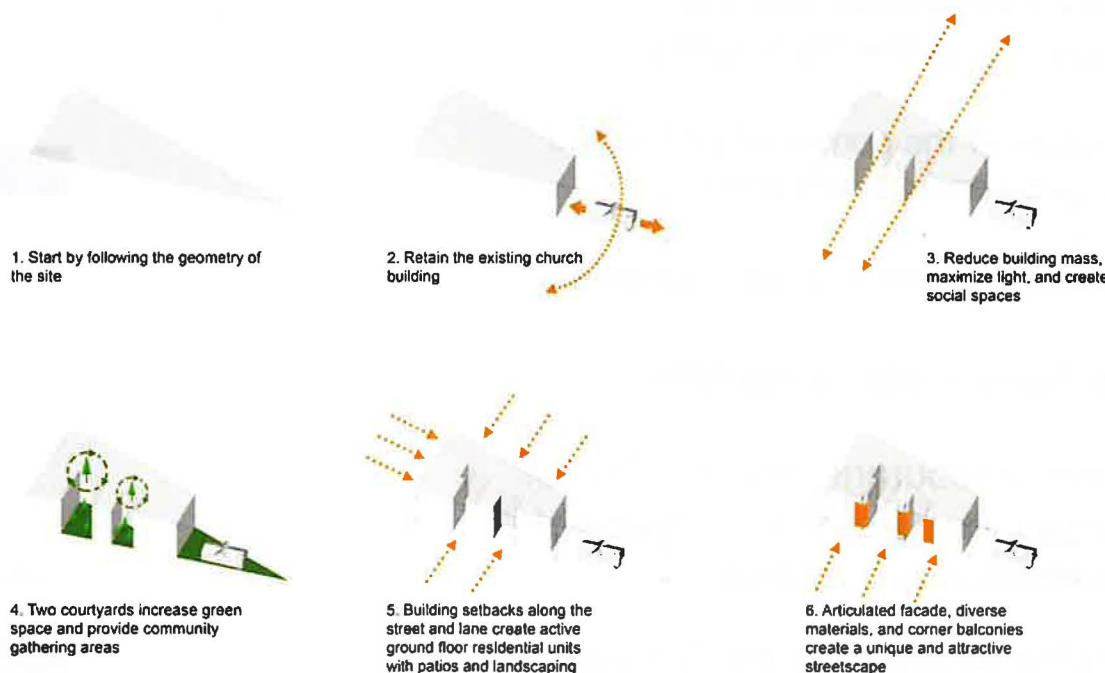
## 1110 - 1126 Gladstone Rd NW

A new development is being planned for the intersection of Gladstone Rd and 10 Street NW. Located at the northern gateway to Kensington, this project is set to transform the area, bringing energy and vibrancy to this landmark location.

As the first step in the development process, O2 Planning + Design has submitted a land use amendment (rezoning) application to enable the development of a mid-rise multi-residential rental building that will retain the Hillhurst Baptist Church building and increase housing options for residents of Hillhurst-Sunnyside, with great access to transit, Main Streets, SAIT, and downtown Calgary.

**This project is currently open for public comments.**  
**Please review the information and share your comments.**

Have Your Say!



[engagegladstoneroad.com](http://engagegladstoneroad.com)



# Changes in Response to Community Feedback

## Previous Proposal



## Revised Proposal



- Stepback of the 5th and 6th storeys on northwest corner that directly faces the neighbours across the lane to the west
- Stepback of the 6th storey on the west property line with the neighbouring 2 parcels



# Thank You

Changes in Response to Community Feedback

Project Photos

Project Photos



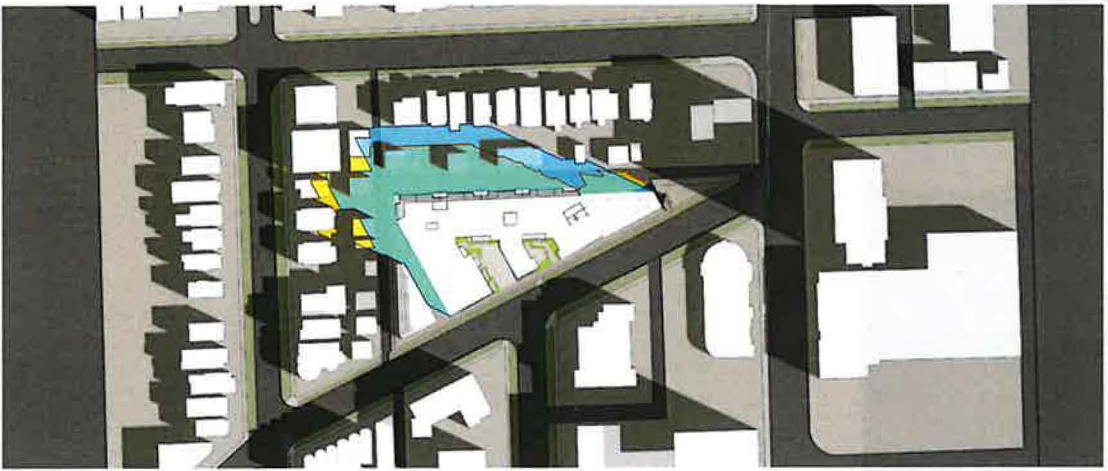


# Context

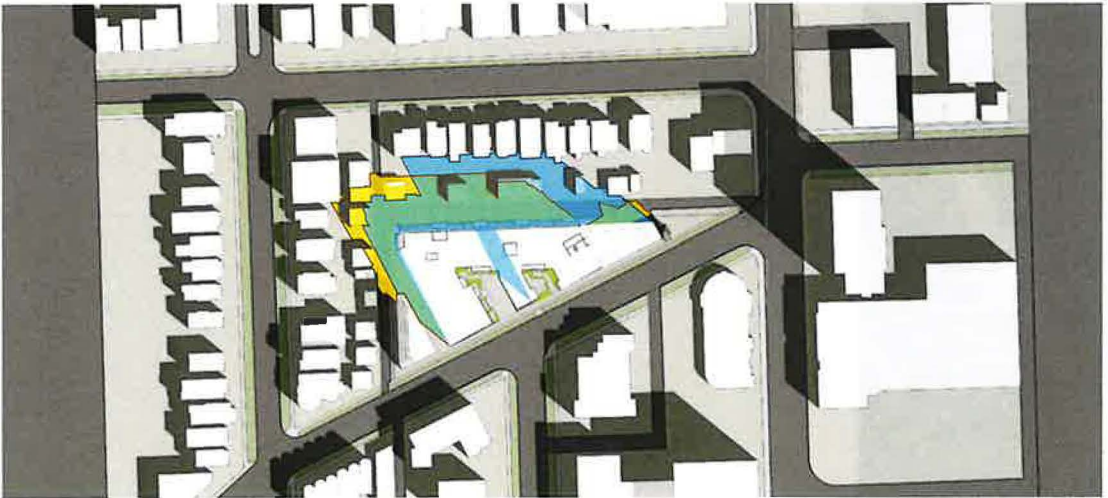




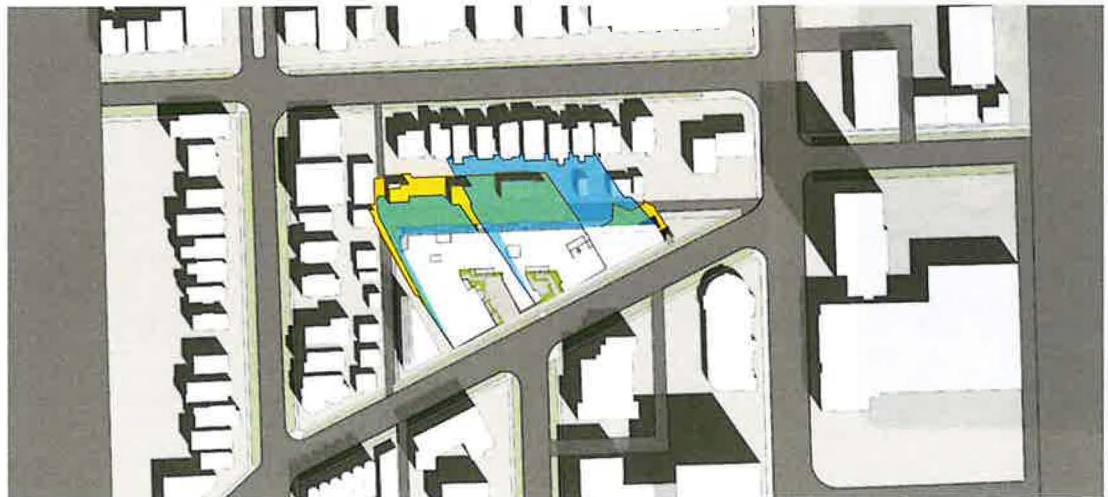
# Shadowing Impacts



MARCH/SEPT. 21-10:00AM



MARCH/SEPT. 21-11:00AM



MARCH/SEPT. 21-12:00PM

Shadow impact of development allowed with the approved ARP

Shadow impact of proposed development without setback along property line with west parcels