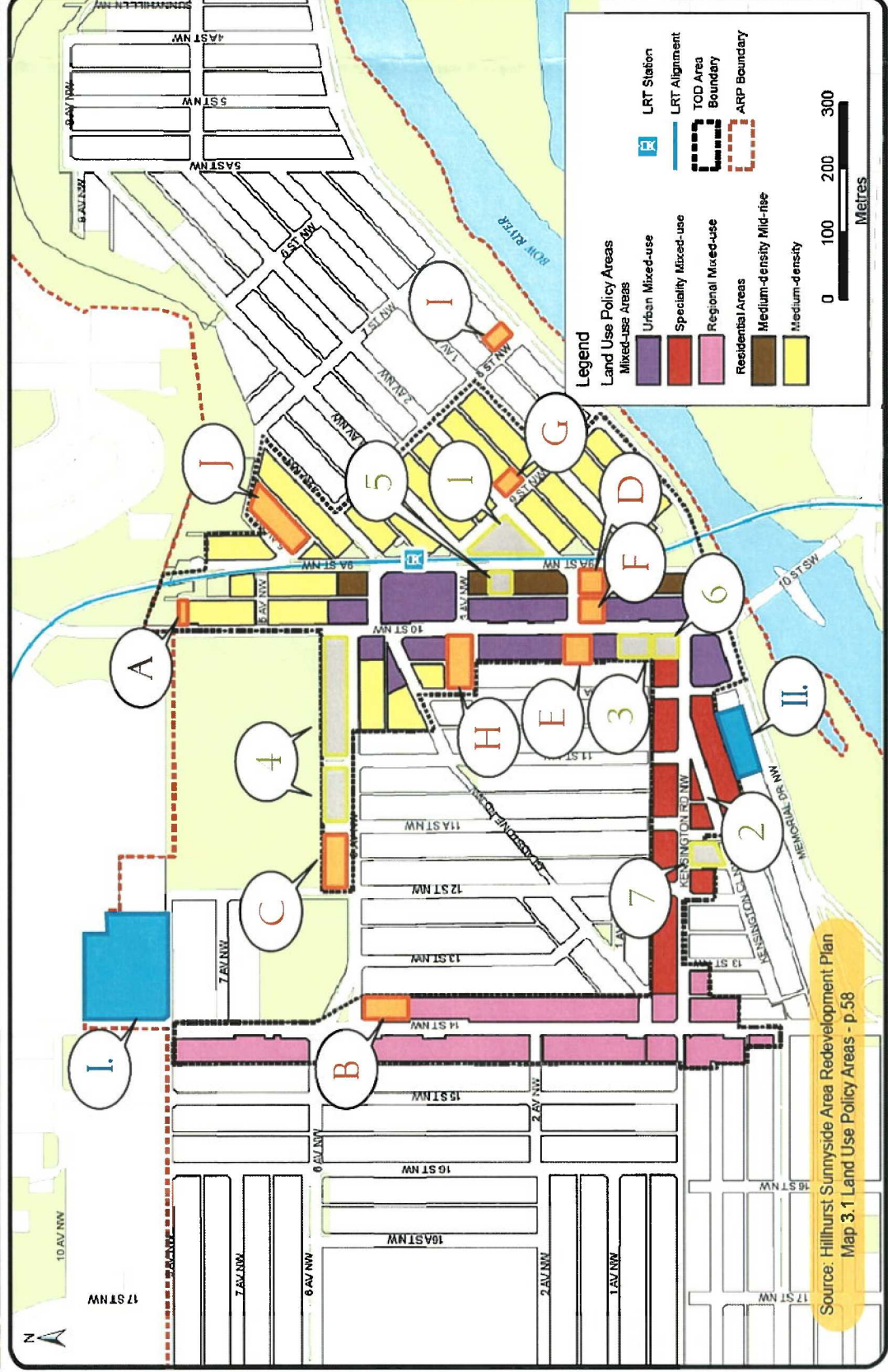


Hillhurst Sunnyside: Major Transit Oriented Development Projects



Community Overview

Hillhurst Sunnyside has seen dramatic change in recent years. This graphic was intended to capture the major projects within or near the Transit Oriented Development Area in our community.

The following statistics were retrieved from the 2014 City of Calgary Civic Census. Visit www.calgary.ca/census for more information.

HILLHURST SUNNYSIDE
 Population: 6,497
 Dwellings: 3,584
 Size: 207ha

Proposals (Beyond TOD Area Boundary)

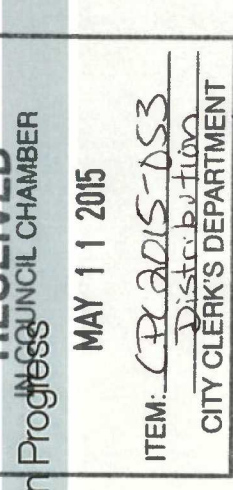
- I. **Grace Medical Site (Northwest Healthcare Properties)**
 - Proposed mixed use commercial/residential development
 - Primarily medical uses
- II. **Memorial Drive Brownstones (Dobbin)**
 1134-1160 Memorial Drive
 - Maximum height of 16m (4 storeys) and 2.5 FAR
 - Land Use Amendment and ARP amendment has been approved by Council to add the site to the TOD area (Mar'15)

Approved, Completed or Under Construction (Since 2006)

Project / Developer	Address	Max. Height (# Storeys)	Floor Area Ratio	Residential Units	Square Footage (Total)	Estimated Population
A Aurora (CHF)	832 10 St	14.8m (4)	2.09	25	12,048.7	25
B Brenda Strafford	432-442 14 St	20m (6)	3.0	94	103,194.3	169
C Ezra (Birchwood)	1234 5 Av	26m (8)	4.0	100	132,396.1	180
D Lido (Battistella)	144-148 10 St	26m (8)	5.0	69	89,630	124
E Kensington (Bucci)	233 10 St	20m (6)	3.8	77	74,169.8	139
F Pixel (Battistella)	1037 2 Av	26m (8)	4.7	100	99,404.7	180
G Palfreyville (RJK)	214 9 St	15.4m (4)	2.39	19	21,506.3	34
H St John's (Streetside)	409 10 St	26m (8)	5.0	95	60,385.5	171
I Stephens	834-840 Memorial Dr	12m (3)	1.5	22	18,076	40
J Ven (Bucci)	823 5 Av	16m (4)	3.8	115	89,280.5	207

Notes:

This information represents numbers provided on approved Development Permits in the community. The calculations under the estimated population column are based on the current population per dwelling unit (1.8 persons per unit) in the 2014 civic census. Commercial and residential space has been included in the total square footage.



Proposed / Land Use Redesignation in Progress

- 1 **ContainR (City of Calgary)**
 - "Triangle Site" will eventually be used as affordable housing; zoning is M-CGd72
- 2 **Hillhurst Church (adjacent site)**
 - Recently held an international design competition
- 3 **Howie Building (Tandoori Hut) | 217-227 10 St | 20m / 6 storeys | 4.0 FAR**
 - Rezoning approved in January 2014
- 4 **North side of 5th Ave NW (many owners) | 20m (26m on 11A & 12 Sts) / 6(8) | 4.0 FAR**
 - City-initiated rezoning in progress
- 5 **Kensington Station (Stonebriar) | 327 9a St | Proposed mid-rise condos**
 - No formal application yet. ARP allows for 8 storey buildings
- 6 **Osteria (Terrigno) | 201 10 St | 36m / 10 storeys | 7.0 FAR**
 - Approved land use is for 26m / 8 storeys | 5.0 FAR
- 7 **Truman | 1221 Kensington Road | Possible commercial building**
 - Awaiting proposal

DRAFT

