

**Policy Amendment and Land Use Amendment in Sunnyside (Ward 7) at 1052 Memorial Drive NW, LOC2022-0049**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan; and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 AUGUST 18:**

That Council:

1. Give three readings to **Proposed Bylaw 54P2022** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan; and
2. Give three readings to **Proposed Bylaw 148D2022** for the redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) located at 1052 Memorial Drive NW (Plan 2448O, Block 1, a portion of Lots 43 and 44) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for small-scale commercial uses.
- The proposal will allow for a wider range of local commercial uses considered appropriate within an existing building listed on the City's Inventory of Evaluated Historic Resources and aligns with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Commercial – Neighbourhood 1 (C-N1) District would allow for street-oriented retail and services in proximity to residents and transit.
- Why does this matter? The proposed land use will help to ensure the continued use and preservation of the existing building which is an important heritage asset in the community.
- An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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**DISCUSSION**

The application, located in the northwest community of Sunnyside, was submitted by Holland Design on 2022 March 28 on behalf of the landowner, McKay Investments Inc. Originally a proposal for the Commercial – Neighbourhood 2 (C-N2) District, the application was later amended to C-N1 during the review. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant intends to apply for a change of use to Health Care Service or Retail and Consumer Service. This may involve minor interior upgrades depending on operational and building code requirements, but as noted in Attachment 3, there are no intended changes to the building exterior or the site.

A detailed planning evaluation of the application, including location maps and site context, 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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant utilized the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. The applicant determined that direct engagement with neighbouring landowners was not necessary as the site is not intended for redevelopment, and because of the relatively minor impact this application is expected to have. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public noting the following areas of concern:

- some of the discretionary uses in the initially proposed C-N2 district may not be appropriate for the site; and
- redesignation should not be necessary to achieve the desired uses.

The Hillhurst Sunnyside Community Association provided a letter on 2022 April 12 in response to the initially proposed C-N2 District, noting concerns over the auto-oriented discretionary uses in C-N2.

In response to the Community Association comments and direction from Administration, the applicant amended the proposed district to C-N1, which does not contain auto service uses and is more appropriate for the site. The Community Association responded by email on 2022 June 06 indicating their support for the change to the C-N1 District (Attachment 5).

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, uses and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **IMPLICATIONS**

#### **Social**

The proposed C-N1 District would allow for an existing heritage building within the community of Sunnyside to remain viable by allowing additional commercial uses to operate within it. The building serves as an important landmark in Sunnyside, and its preservation contributes to community identity and character.

#### **Environmental**

The application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on the site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

#### **Economic**

The ability to introduce a wider range of small-scale commercial uses may create additional jobs and could provide retail or service uses within walking distance of the highest-density areas in the community.

#### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

### **ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 54P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 148D2022**
7. **CPC Member Comments**

**Planning & Development Services Report to  
Calgary Planning Commission  
2022 August 18**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform