

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Sunnyside at the northwest corner of Memorial Drive NW and 9A Street NW. The parcel is approximately 0.02 hectares in size and is approximately 12 metres wide by 19 metres deep.

The site is currently developed with a two-storey building with heritage value, known as the [Brower House](#). The building was constructed in 1907 and is one of the earliest remaining houses in the Sunnyside area. Occupying a historically prominent location fronting onto Memorial Drive at the foot of the Louise Bridge, the building serves as an important landmark in the community and is a significant example of the Queen Anne Revival style. The site is listed on the Inventory of Evaluated Historic Resources but is not legally protected. Since 1993, the building has been used as a commercial office, however, the current landowner is seeking a district that includes Health Care Service, Office, and Retail and Consumer Service for future occupancy of the Brower House. The application was originally submitted as a redesignation to the C-N2 District to accommodate the Veterinary Clinic use in addition to those listed above, however, it was later amended to the C-N1 District. The change to C-N1 is a positive response to concerns raised from circulation stakeholders and removes the auto-oriented uses found within the C-N2 District.

Surrounding development is characterized by a mix of mid-rise multi-residential, commercial and mixed-use development, with a handful of single detached dwellings remaining on 9A Street NW directly north of the site. Calgary Parking Authority Lot 37 is adjacent and west of the site. Sunnyside LRT Station is located approximately 400 metres (a six-minute walk) north of the site. The site is approximately 70 metres east of the 10 Street NW Neighbourhood Main Street. The Bow-to-Bluff corridor is located across 9A Street NW and provides recreational space as well as pedestrian and bicycle connections to the Bow River Pathway that runs along Memorial Drive NW.

Community Peak Population Table

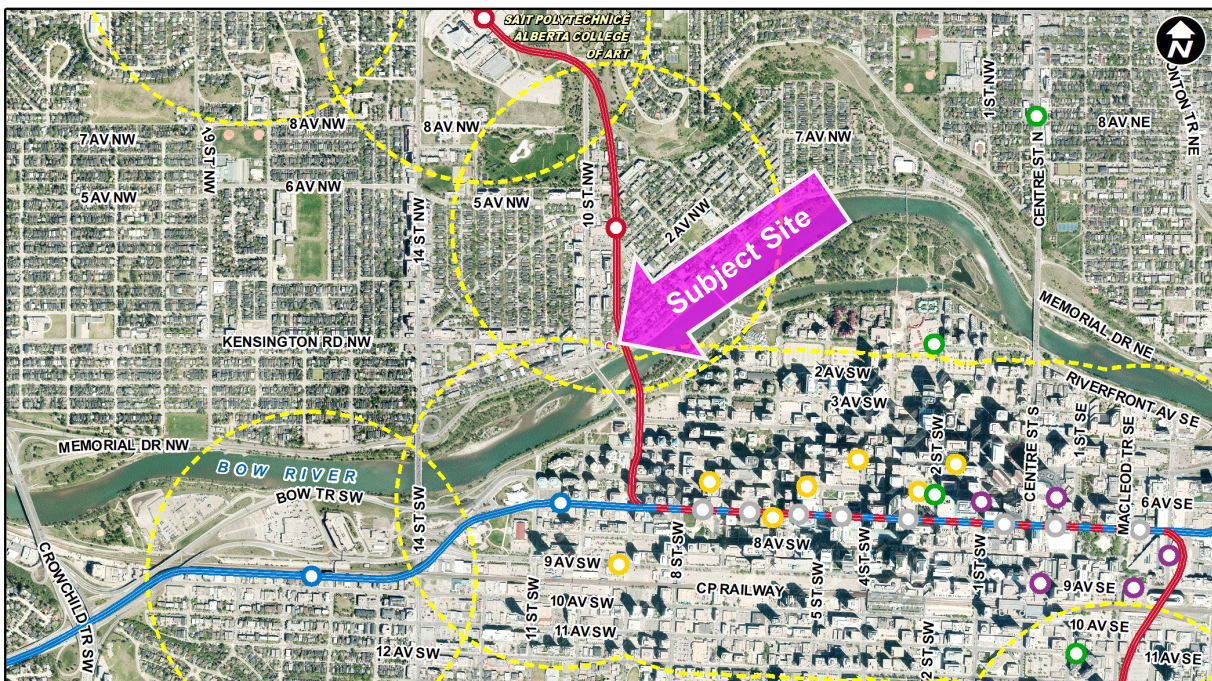
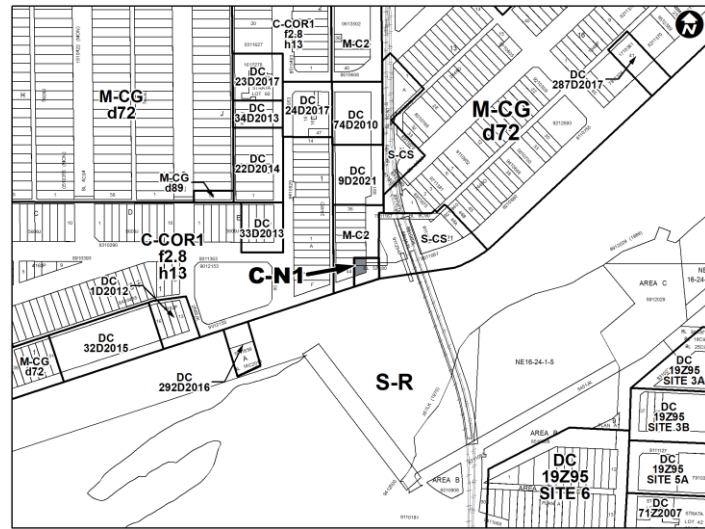
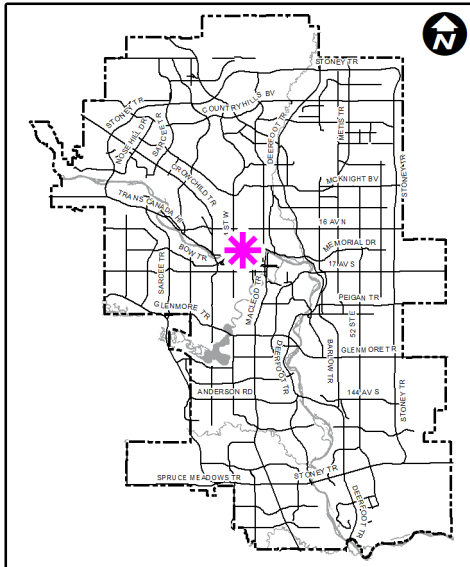
As identified below, the community of Sunnyside reached its peak population in 2019.

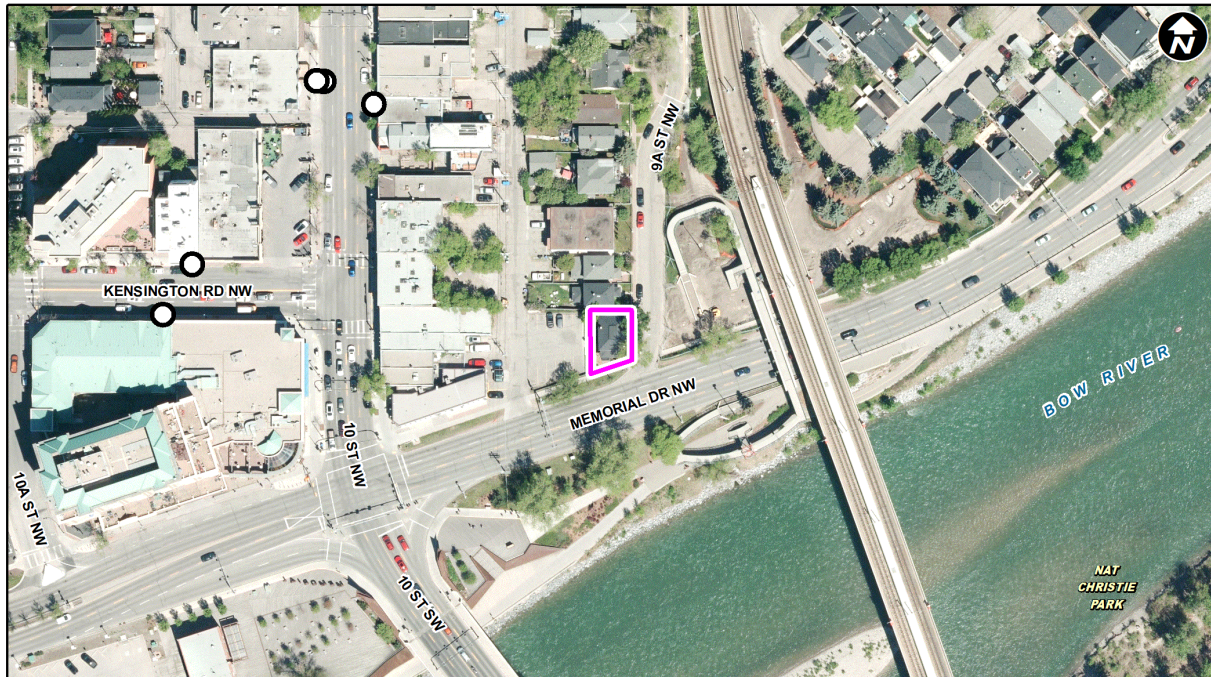
Sunnyside	
Peak Population Year	2019
Peak Population	4,230
2019 Current Population	4,230
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sunnyside community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control District ([Bylaw 78Z93](#)) is based on the Residential Medium Density Multi-Dwelling (RM-5) District of Land Use Bylaw 2P80. The DC District was approved in 1993 for the purpose of adding the permitted use of professional offices for a single business within the existing building. The current land use designation allows for a maximum of four dwelling units on the site and a maximum building height of 12 metres. The existing building is considered non-conforming as it does not comply with front or rear setback requirements.

The proposed C-N1 District is intended for small-scale commercial developments with street-oriented storefronts that are close to the public sidewalk. The district is intended to accommodate buildings that are in keeping with the scale of nearby residential areas, and allows limited use sizes and types. The C-N1 District allows for dwelling units to be located above the main floor, has a maximum building height of 10 metres, and allows a maximum floor area ratio of 1.0. The existing building has a rear setback of 2.87 metres and would not conform to the required 3.0-metre setback of C-N1. For uses in buildings listed on The City's Inventory of Evaluated Historic Resources, the Development Authority may consider relaxation of the Land Use Bylaw requirements to address any non-conforming aspects of the site.

Development and Site Design

If approved by Council, the rules of the proposed C-N1 District will provide guidance for future site development, including appropriate uses. Additional items to consider in future development permit applications include, but are not limited to:

- considering relaxations of Land Use Bylaw requirements to accommodate adaptive re-use of the building;
- working with the landowner to protect the historical value of the site; and
- mitigating impacts of the commercial development on adjacent residential properties.

As indicated in the Applicant Submission (Attachment 3), the owner does not intend to demolish the existing building or redevelop the site. Future development of the site is anticipated to occur through change of use within the existing building. During the application review, consideration was given to the impact of the proposed land use on the heritage building, and it was determined that the proposed C-N1 District would not lead to increased risk of demolition or significant alterations to the building. Rather, Administration believes expanding the available uses in accordance with the C-N1 District would support efforts to maintain the heritage building into the future.

Transportation

Pedestrian access to the site is available from Memorial Drive NW. The only vehicular access to the site is available from 9A Street NW at the rear of the existing building.

Calgary Transit Route 4 (Huntington) and Route 5 (North Haven) travel along 10 Street NW, with stops located approximately 170 metres, or a two-minute walk from the subject site. The site is also located approximately 400 metres from the Sunnyside LRT Station (or about a six-minute walk) where the Red Line connects to downtown and to the northwest.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#). The proposed land use and policy amendment builds on the principles of the *Growth Plan* by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The site is also situated on the boundary of the Neighbourhood Main Street typology (10 Street NW) to the west of the

subject site. Applicable MDP policies encourage redevelopment of inner-city communities, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Streets). The MDP also states the importance of maintaining and expanding local retail and service uses in close proximity to residents, and encourages at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

The MDP identifies heritage conservation as a part of good city building and community identity. Policies within the MDP encourage the protection and management of Calgary's heritage resources through their creative use and adaptive reuse.

The proposal is in keeping with the relevant MDP policies as the intent and rules of the C-N1 District are consistent with the form and function of the existing building. Additional small-scale commercial uses would operate with a similar intensity to the existing office use, while allowing greater flexibility for the landowner and ensuring the continued viability of the heritage building.

Calgary Climate Strategy – Pathways to 2050 (2022)

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

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The subject site falls within the Transit Oriented Development Area as identified on Map 1.1: TOD Study Area of the [Hillhurst/Sunnyside Area Redevelopment Plan](#) (ARP), and is subject to the policies within Part II of the plan. The subject site is also located within the Medium-Density Mid-Rise area as identified on Map 3.1: Land Use Policy Areas. The Medium-Density Mid-Rise area is intended to allow for increased residential density, primarily in the form of medium-density multi-residential developments such as townhouses, apartments and live/work units.

Standalone commercial uses are discouraged within the Medium-Density Mid-Rise area, therefore an amendment to Map 3.1 is required to align with the proposed C-N1 District. The proposed amendment would change the Land Use Policy Area for the subject site from Medium-Density Mid-Rise to Urban Mixed-Use, which offers greater flexibility and emphasizes small-scale retail. This policy change is considered appropriate given the site location and context, and facilitates adaptive re-use of a heritage building.

Riley Communities Local Area Planning Project

The *Hillhurst/Sunnyside Area Redevelopment Plan* is under review as Administration is currently working on the [Riley Communities Local Area Plan](#) (LAP) which includes Sunnyside and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Riley Communities LAP* is anticipated to be finalized in Fall 2023.