

Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 120 – 10A Street NW, LOC2022-0006

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.41 hectares \pm (1.02 acres \pm) located at 120 – 10A Street NW (Condominium Plan 9211275, Units 1 to 81) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to Direct Control (DC) District to accommodate the height and density of the existing building, with guidelines (Attachment 3)

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 NOVEMBER 17:

That Council:

1. Give three readings to the **Proposed Bylaw 1P2023** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 257 – 22 Avenue NW (Plan 2129O, Block 25, Lots 30 and 31) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the **Proposed Bylaw 4D2023** for the redesignation of 0.41 hectares \pm (1.02 acres \pm) located at 120 – 10A Street NW (Condominium Plan 9211275, Units 1 to 81) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to Direct Control (DC) District to accommodate the height and density of the existing building, with guidelines (Attachment 3).

HIGHLIGHTS

- The proposed land use amendment would bring the existing non-conforming, mixed-use building into compliance with Land Use Bylaw 1P2007.
- The proposal represents an increase in the building height and density modifiers of the site to reflect the as built situation, and it aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District reflects the existing condition of the building on site and implements the density bonusing provisions of the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP).
- Why does this matter? The proposed DC District will ensure that this long-standing building continues to provide housing choice and access to local amenities that meets the needs of diverse age groups, lifestyles and demographics in this inner-city location.
- An amendment to the *Hillhurst/Sunnyside ARP* is required to accommodate the proposed land use to recognise the existing height and appropriate future density framework of the site and building.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 120 - 10A Street NW, LOC2022-0006

- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the northwest community of Hillhurst, was submitted on 2022, January 14 by Rick Balbi Architects on behalf of landowner, Sable Gate. While no development permit has been submitted at this time, the applicant is planning renovations to the building in the future as noted in the Applicant Submission (Attachment 4). Bringing the building into conformity and updating the land use and policy direction for the site will provide greater certainty and flexibility for the owner when considering anticipated building renovations.

The subject site is located at 120 – 10A Street NW, with an area of approximately 0.4 hectares (1.02 acres). Known as 'Kensington Gate', the parcel is currently developed with main floor commercial/retail and residential apartments above, with a building height of 30 metres and a floor area ratio (FAR) of 3.4.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the Community Association was appropriate. The applicant undertook outreach to the Hillhurst/Sunnyside Community Association (CA) and Kensington Business Improvement Area (BIA). No comments of opposition were received following the applicant's engagement process. The Applicant Outreach Summary can be found in Attachment 5.

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 sent to adjacent landowners.

Administration received 11 letters from the public, which were largely from residents of the building who were seeking assurance that no development was being undertaken.

The Hillhurst Sunnyside CA provided a letter on 2022 May 11 indicating that they had no comment on the land use application or the proposed amendments to the Hillhurst/Sunnyside ARP.

Administration considered the relevant planning issues specific to the application and has determined the proposed land use and policy amendment to be appropriate. The proposed DC

Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 120 - 10A Street NW, LOC2022-0006

District would allow density bonusing (up to 5.0 FAR) above the existing building’s constructed density of 3.4 FAR.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment application 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 land use would ensure the retention of this landmark building within the community, as well as bring it into compliance with Land Use Bylaw 1P2007.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy - Pathways to 2050* as there is no development contemplated as a result of this amendment.

Economic

The proposed land use amendment allows for minor modifications and investment to be made to the building and provides some flexibility in future development and redevelopment options for the site.

Service and Financial Implications

No anticipated financial impact.

RISK

If this land use and policy amendment is not approved by Council, the existing building will continue to be non-conforming.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 1P2023**
3. **Proposed Bylaw 4D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform