



# CALGARY CITY COUNCIL PUBLIC HEARING

LOC2021-0199 / DP2022-01826 / CPC2022-1028  
ITEM 8.1.12 DECEMBER 6, 2022



FAAS



CORNER PARCEL



DIRECT LANE ACCESS



WITHIN 250M OF BRT (PRIMARY TRANSIT)



ALONG FREQUENT TRANSIT ROUTE



ALONG KENSINGTON RD NW MAIN STREET



ALONG MAJOR ROADWAY (NEIGHBOURHOOD BLVD)



ALIGNMENT WITH MUNICIPAL DEVELOPMENT PLAN

## RESIDENTIAL CHARACTER AREA 5



## MINOR TEXT-BASED AMENDMENT: MEDIUM-DENSITY

### 2.0 RESIDENTIAL LAND USE

#### 2.3 Policy

##### 2.3.1 Low Density Conservation

The conservation policy of the Inner City Plan is reaffirmed for large portions of the east and west ends of the community utilizing the R-2 designation.

The intent of the conservation policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. New development or redevelopment should be designed in such a way as to be unintrusive and blend with the surrounding housing.

##### 2.3.2 Low Density Multi-Unit

A low density multi-unit policy utilizing the RM-2 designation is to be used in the large mid-portion of the Hillhurst/Sunnyside area. Although a maximum of 75 units per ha. (29 units per acre) are allowed, developments of a scale designed to resemble smaller projects are encouraged.

Appropriate redevelopment would consist of single and two-family dwellings, and small multi-unit developments. The suitability of multi-unit projects would be measured by their physical blending with the surrounding houses and their attractiveness/suitability for families with children.

*Parcels located at 834 through 840 Memorial Drive NW are designated Direct Control, using the M-CG land use district and Floor Area Ratio of 1.6, to provide for development that is compatible in scale with the existing adjacent development, but allows for a greater flexibility of unit sizes. **Bylaw 10P2012***

##### 2.3.3 Medium Density

A medium density policy is proposed for parts of the community to encourage redevelopment with multi-unit types of development using the RM-4 and RM-5 designations. The application of this policy is restricted to activity nodes (i.e., commercial areas) and along the N.W. LRT.

*Parcel located at 924 Memorial Drive NW is considered appropriate for medium density development with a maximum height of 22 metres and a maximum density of 3.35 FAR. In order to achieve the maximum density as set out in the land use district the developer may provide one or more bonus items described in, and in accordance with, part II, Section 3.1.5 of this Plan. **Bylaw 51P2017***

*The parcel located at 1724 Westmount Boulevard NW is considered appropriate for medium density development with a maximum building height of 13.0 metres and a maximum density of 90 units per hectare in the form of townhouse buildings. **Bylaw 31P2021***

##### 2.3.4

No development is to be permitted within 400 feet from the top of the escarpment in the Sunnyside portion of the study area as shown in Map 2 unless otherwise approved by the City Engineer.

##### 2.3.5

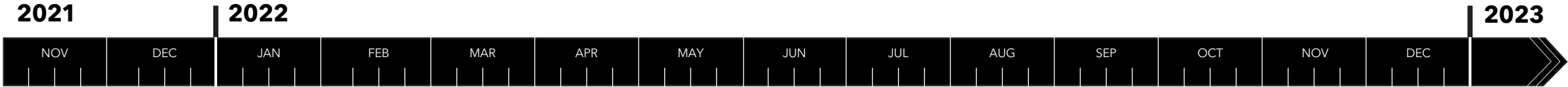
The provisions of the Land Use By-law with respect to Floodway and Floodplain Special Regulations are to be adhered to for any new development in the areas shown on Map 2.

##### 2.3.6

Utility upgrading and other public improvements may be required as redevelopment occurs and the costs associated with such upgrading shall be the responsibility of the developer in accordance with City policy.

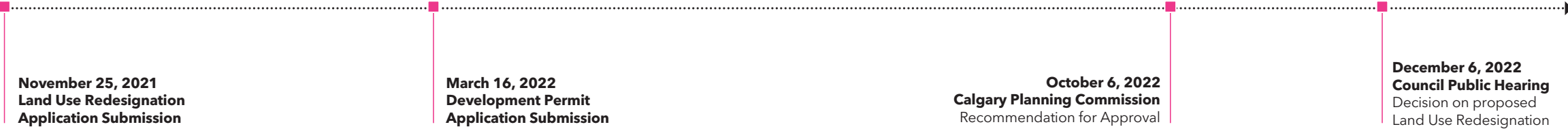
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Part I

# WHY A DIRECT CONTROL DISTRICT?

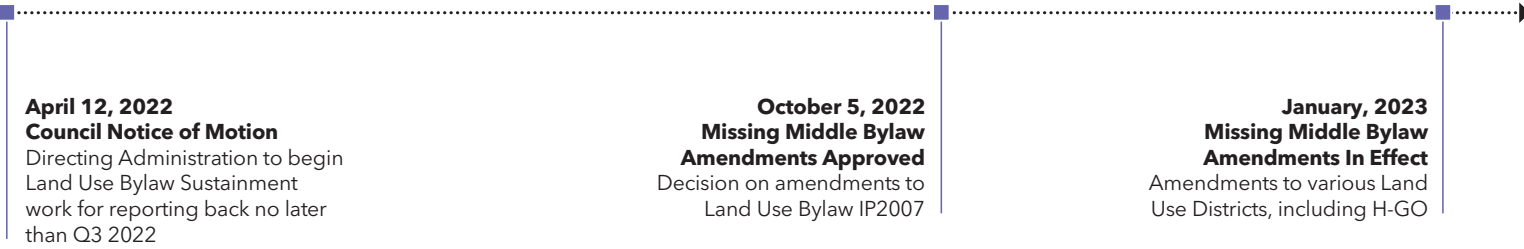


NEARLY 1 YEAR OF APPLICATION PROGRESS BEFORE AMENDMENTS APPROVED

## APPLICATION PROGRESS



## BYLAW SUSTAINMENT



# DEVELOPMENT VISION AT A GLANCE



**±0.05HA**  
SITE AREA



**04**  
TWO-STOREY TOWNHOMES



**04**  
SMALLER PARTIALLY BELOW-GRADE UNITS



**04**  
ON-SITE PARKING STALLS



**04**  
ALTERNATIVE MOBILITY STORAGE UNITS



**±7.0 - 7.5sm**  
PRIVATE AMENITY SPACE PER UNIT



**12M / 3 STOREYS**  
MAXIMUM BUILDING HEIGHT

**PROPOSED LAND USE CHANGE**

**102 16 ST NW | R-C2 to DC based on M-CG**

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**Hello Neighbour!**

We are reaching out to let you know that we are proposing a land use change near you at **102 16 ST NW**. We are committed to proactively sharing information about all of our projects with local area residents. Detailed information about our proposal is provided below.

**Land Use Change**

A Land Use Redesignation (also sometimes referred to as "rezoning") application has been submitted to the City of Calgary to change the land use that applies to this property. If approved, the proposed land use change would transition this site from its existing Residential - Contextual One / Two Dwelling (R-C2) District to a Direct Control (DC) District based on the rules of the Multi-Residential Contextual Grade-Oriented (M-CG) District. This land use change is required to enable the proposed development vision outlined below. If you would like to follow the Land Use Redesignation application progress or submit comments directly to the City of Calgary, you can do so by visiting the City of Calgary's Development Map [dmap.calgary.ca](http://dmap.calgary.ca) and entering the site address (102 16 ST NW) in the search field.

**Development Vision**


The proposed land use change would enable a development vision that includes 8 dwelling units within a 3.5 storey built form: 4 smaller ground level units with 4 two-level townhomes stacked above, along with 4 associated open air parking stalls (one per townhome) accessed via the rear lane. Larger townhome unit entries are oriented along both Kensington RD and 16 ST NW, while the smaller unit entries are located within the site along the north property line. Private amenity spaces for the smaller units are provided at-grade, while upper level townhome units feature rooftop amenity spaces oriented to the street. A detailed architectural design will be developed in the coming months. Once complete, a formal Development Permit application will be submitted to the City of Calgary (anticipated in early 2022). Like the supporting Land Use Redesignation, Development Permit application progress and contact details for City of Calgary staff reviewing the application can be found by visiting the City of Calgary's Development Map [dmap.calgary.ca](http://dmap.calgary.ca) and entering the site address (102 16 ST NW) in the search field.

**Policy Alignment**

The Hillhurst-Sunnyside Area Redevelopment Plan (ARP) generally supports medium-density infill in appropriate locations and along activity corridors like Kensington RD NW. A minor map-based amendment is required to reclassify this site as 'Residential Medium Density.' This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage the development of innovative and varied housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

**Get In Touch**

If you have any questions, comments, or concerns, please get in touch with the project team by visiting [www.engagerndsqr.com](http://www.engagerndsqr.com) or by phoning [587-747-0317](tel:587-747-0317).



HAND-DELIVERED NEIGHBOUR MAILER

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ON-SITE SIGNAGE



**ON-SITE SIGNAGE**



**±375 HAND DELIVERED NEIGHBOUR MAILERS**



**OUTREACH EMAIL INBOX & TEAM RESPONSES**



**OUTREACH PHONE LINE & TEAM RESPONSES**



**PROJECT MEMO SHARED WITH HSCA & WARD 7 OFFICE**



**HSCA MEETING: JANUARY 5, 2022**



**WHAT WE HEARD SUMMARY**



**THANK YOU**

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**SUPPLEMENTARY SLIDES**

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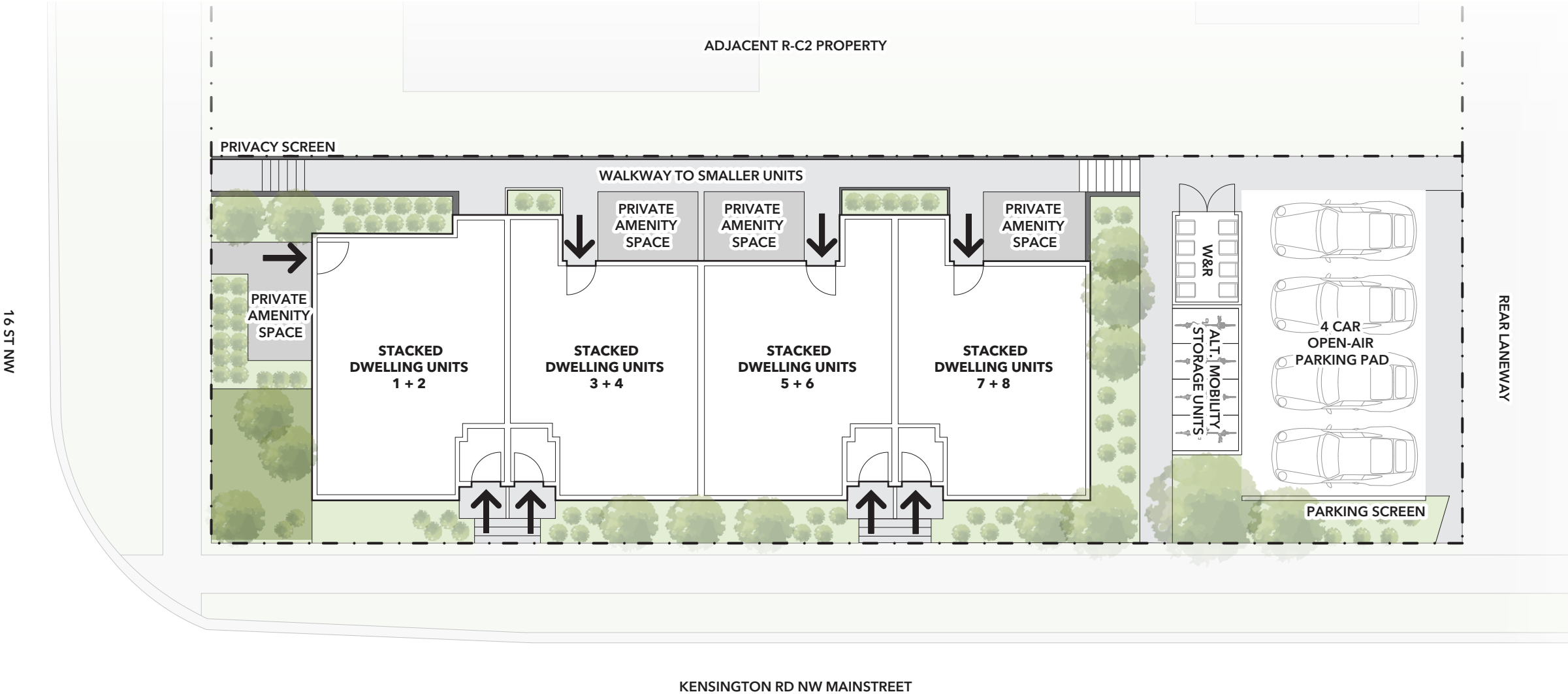


**DEVELOPMENT VISION** TOWNHOME AMENITY SPACE: 7m<sup>2</sup>

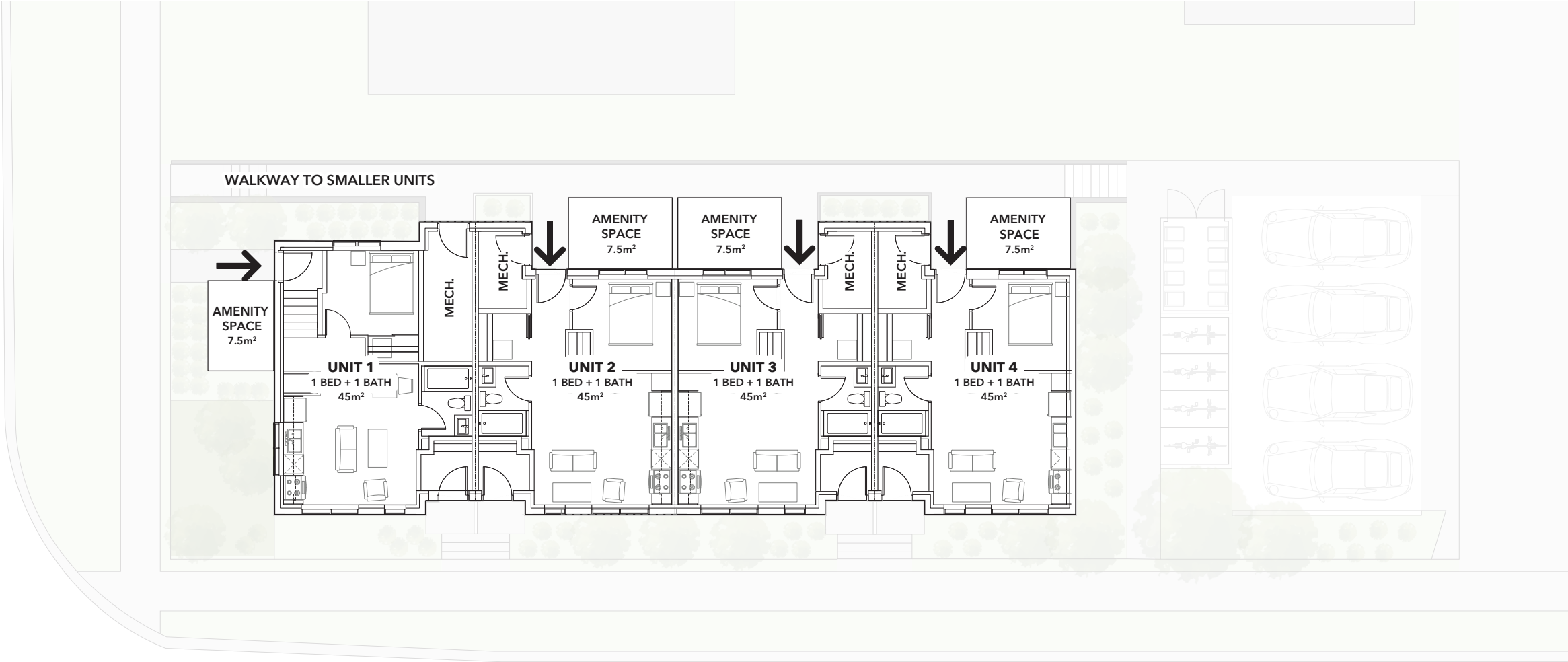


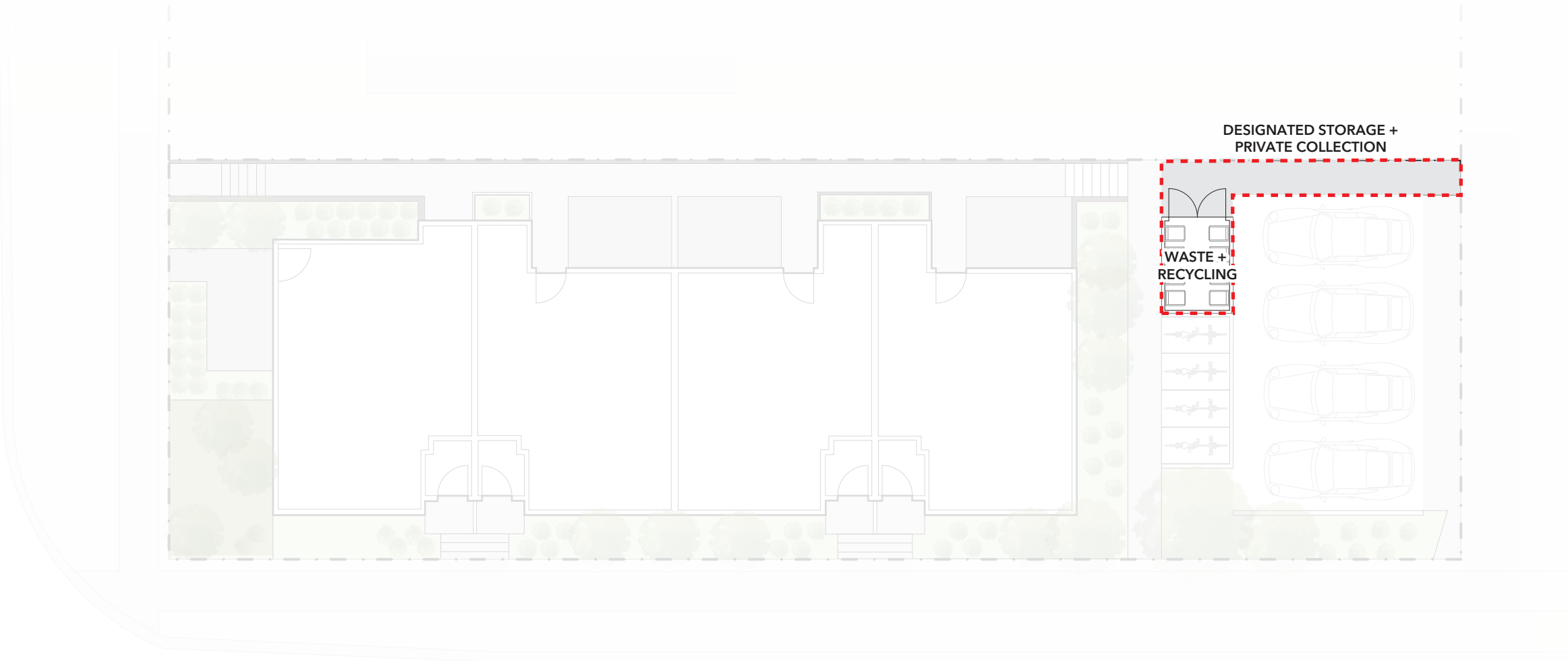


# SCHEMATIC SITE PLAN

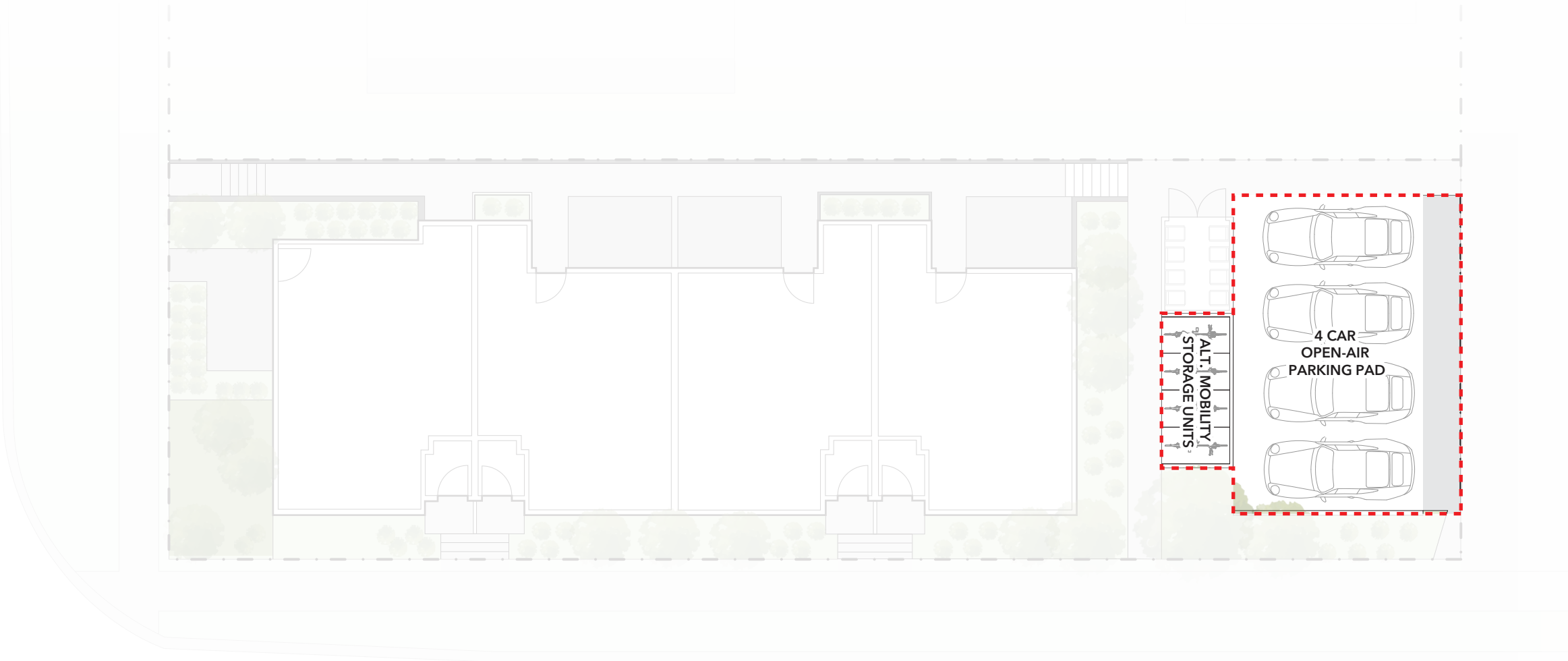


# SCHEMATIC SMALLER UNIT PLAN



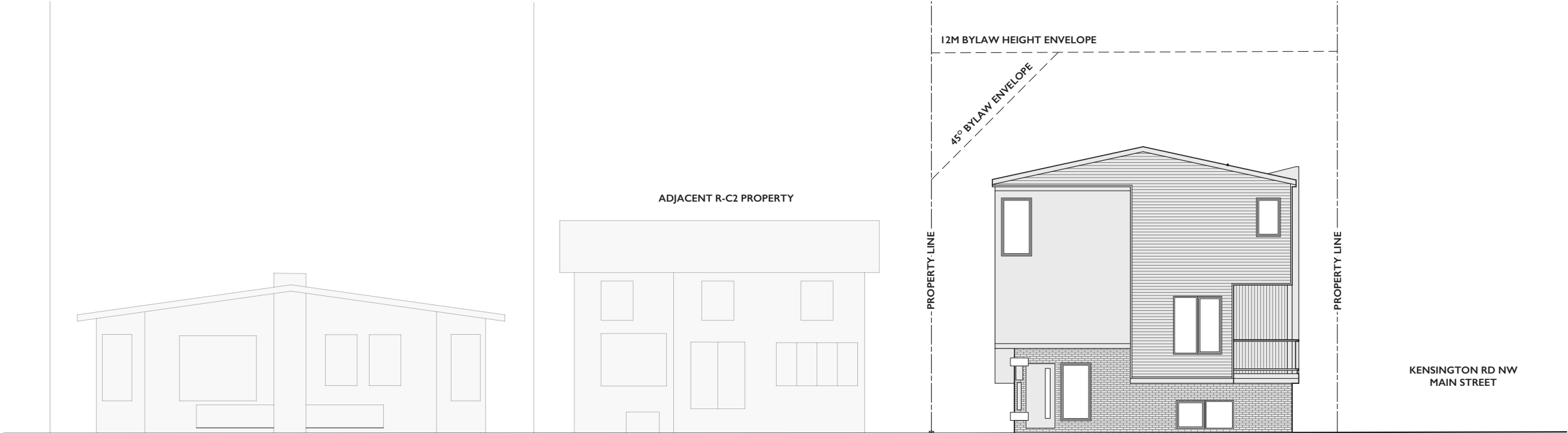


# PARKING & ALTERNATIVE MOBILITY STORAGE

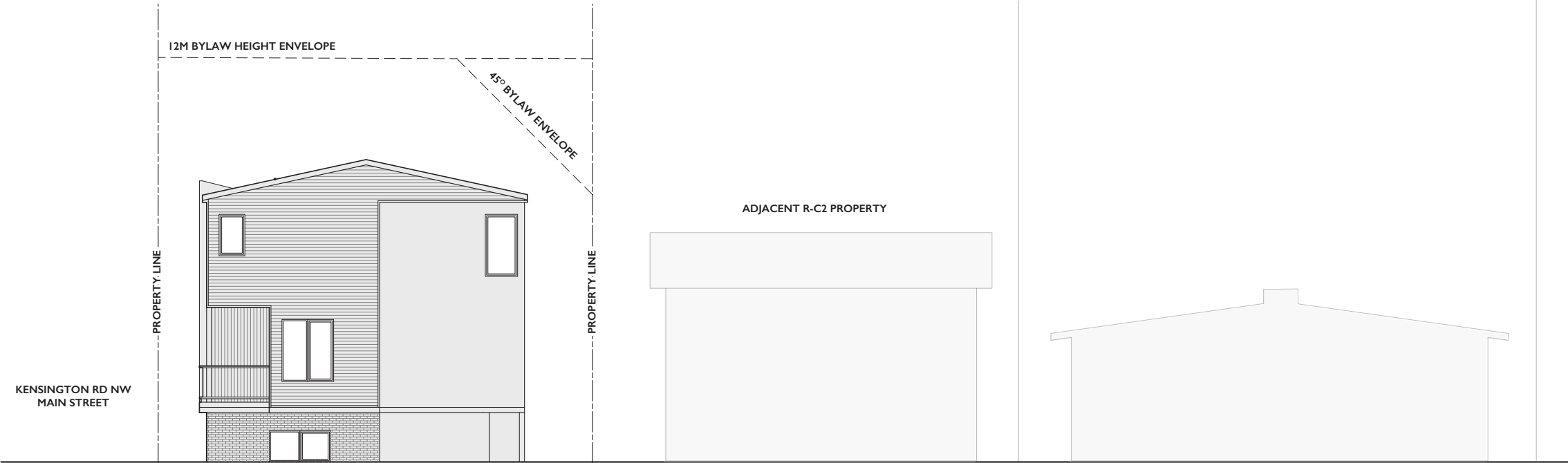


# BUILDING ELEVATIONS

WEST ELEVATION (LOOKING EAST FROM 16 ST NW)



## EAST ELEVATION (LOOKING WEST FROM REAR LANE)





# BUILDING ELEVATIONS

NORTH ELEVATION (LOOKING SOUTH)



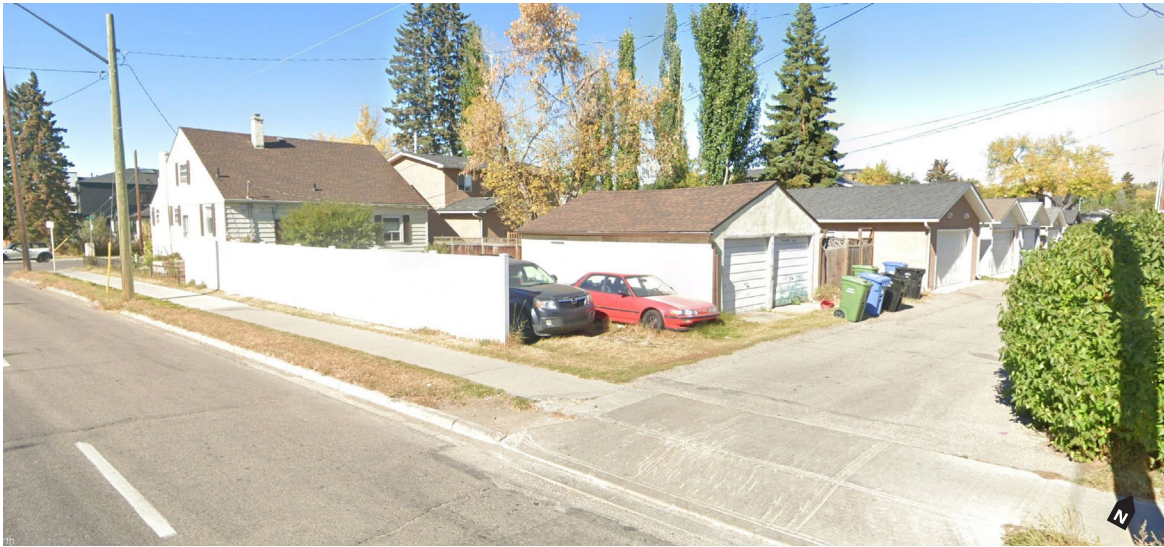
# BUILDING ELEVATIONS

SOUTH ELEVATION (LOOKING NORTH)





**LOOKING NORTHEAST**



**LOOKING NORTHWEST**



**LOOKING SOUTH DOWN 16 ST NW**

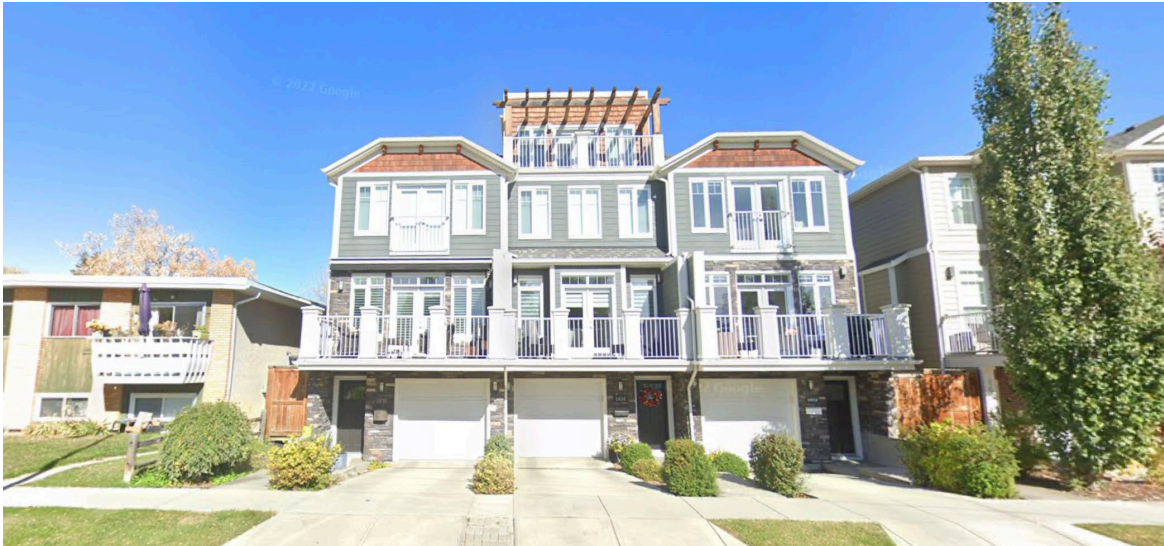


**LOOKING SOUTH DOWN REAR LANE**

# SURROUNDING DEVELOPMENT FORMS



DOWN THE STREET



ACROSS THE STREET



DOWN THE STREET



DOWN THE STREET