



# Calgary Planning Commission

## Agenda Item: 7.2.7



# LOC2022-0086

## Policy and Land Use Amendment

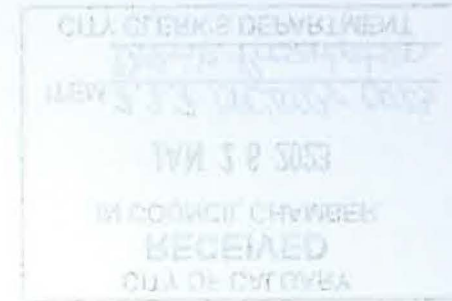
January 26, 2023

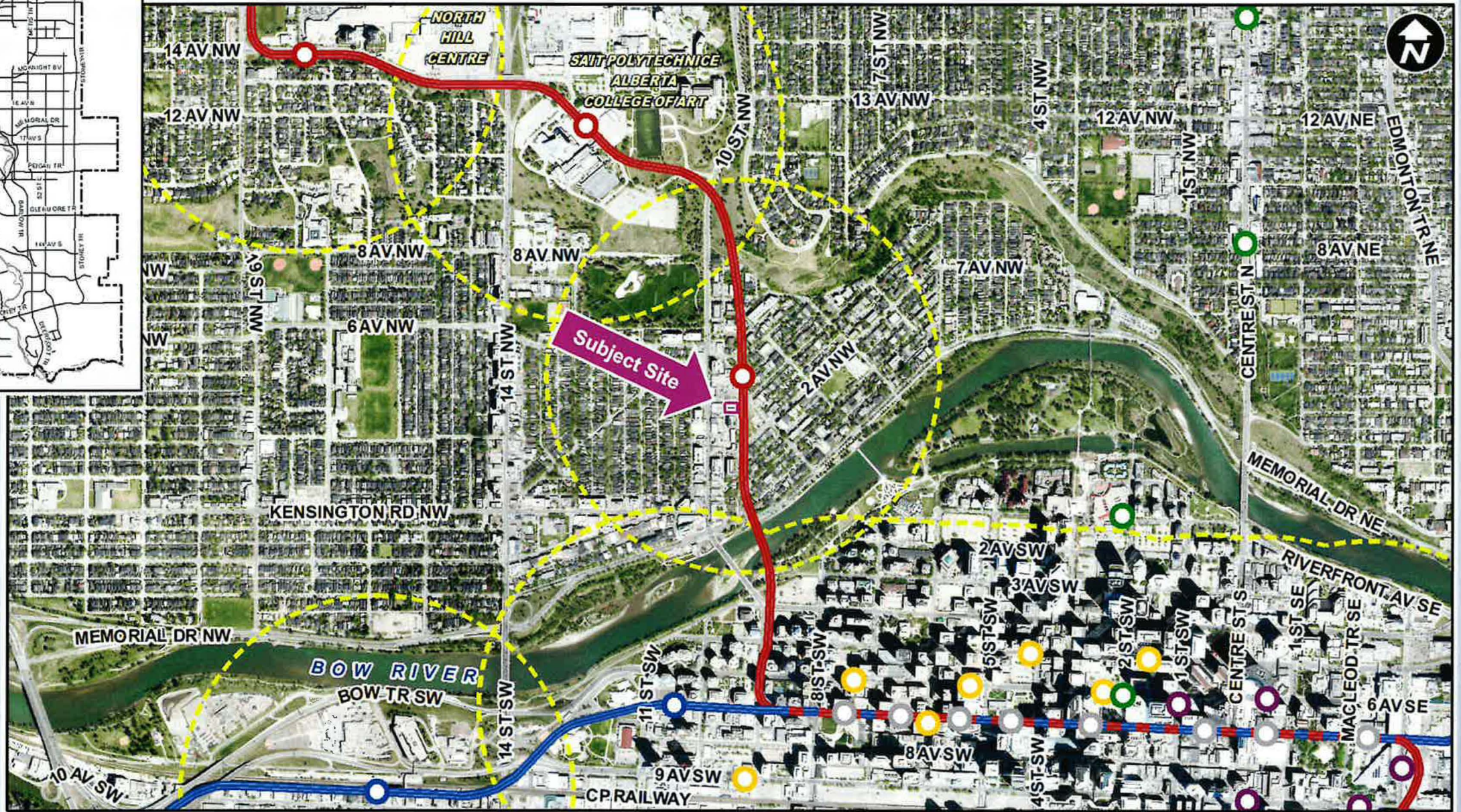
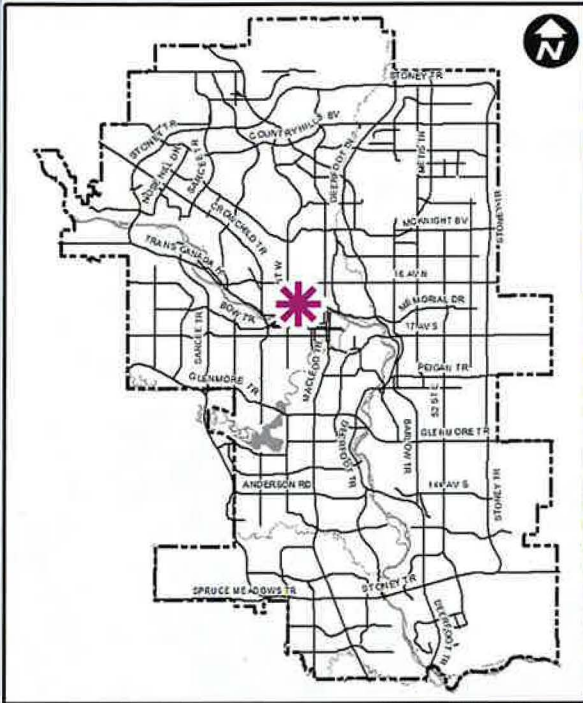
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
JAN 26 2023  
ITEM: 7.2.7 CPC2023-0023  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Refuse the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Refuse the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 1001 – 3 Avenue NW and 335 – 9A Street NW (Plan 2448O, Block 2, Lots 21 to 24) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District.





- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



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    - Orange
    - Purple
    - Teal
    - Yellow
    - Bus Stop

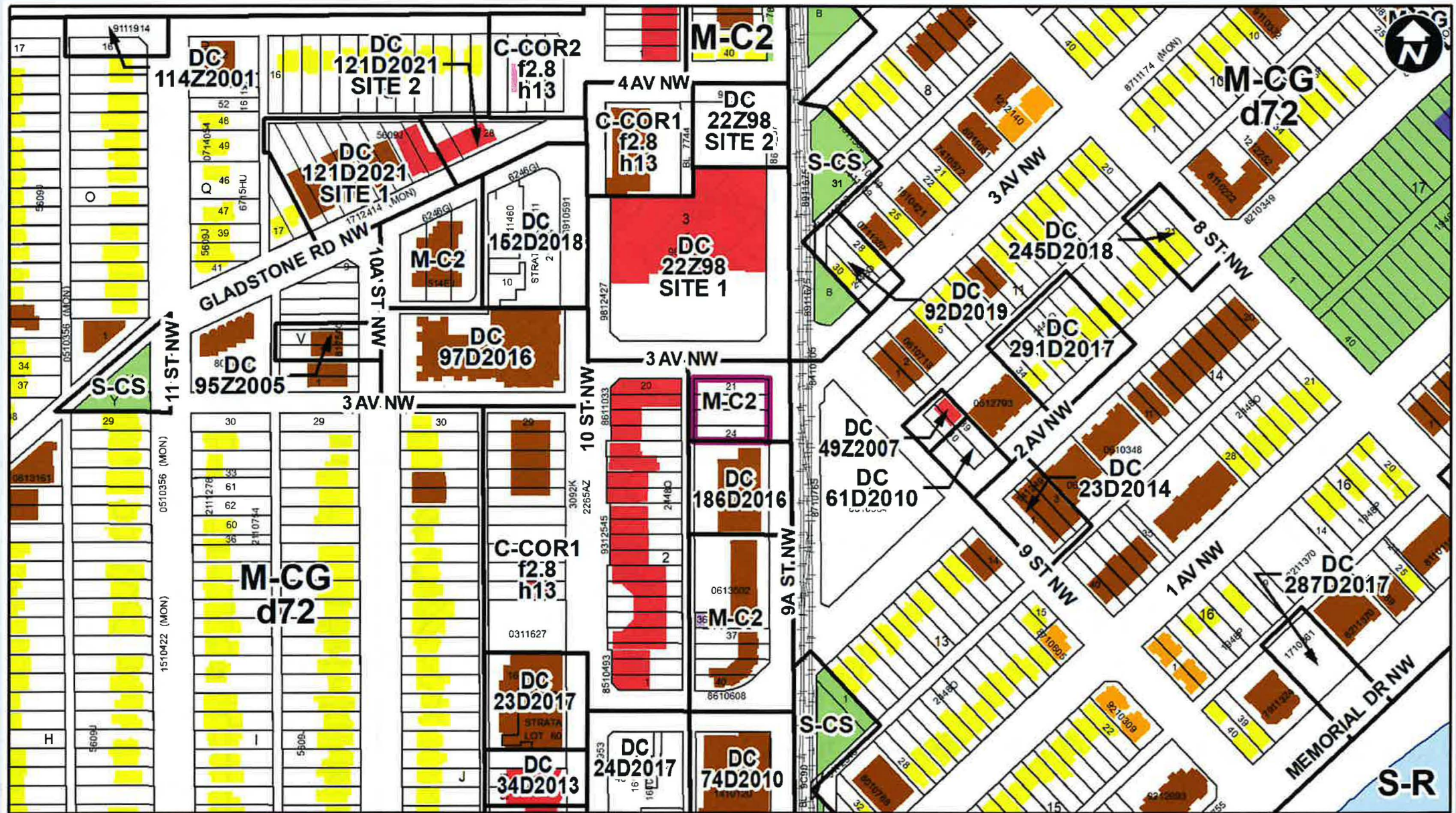
Parcel Size:

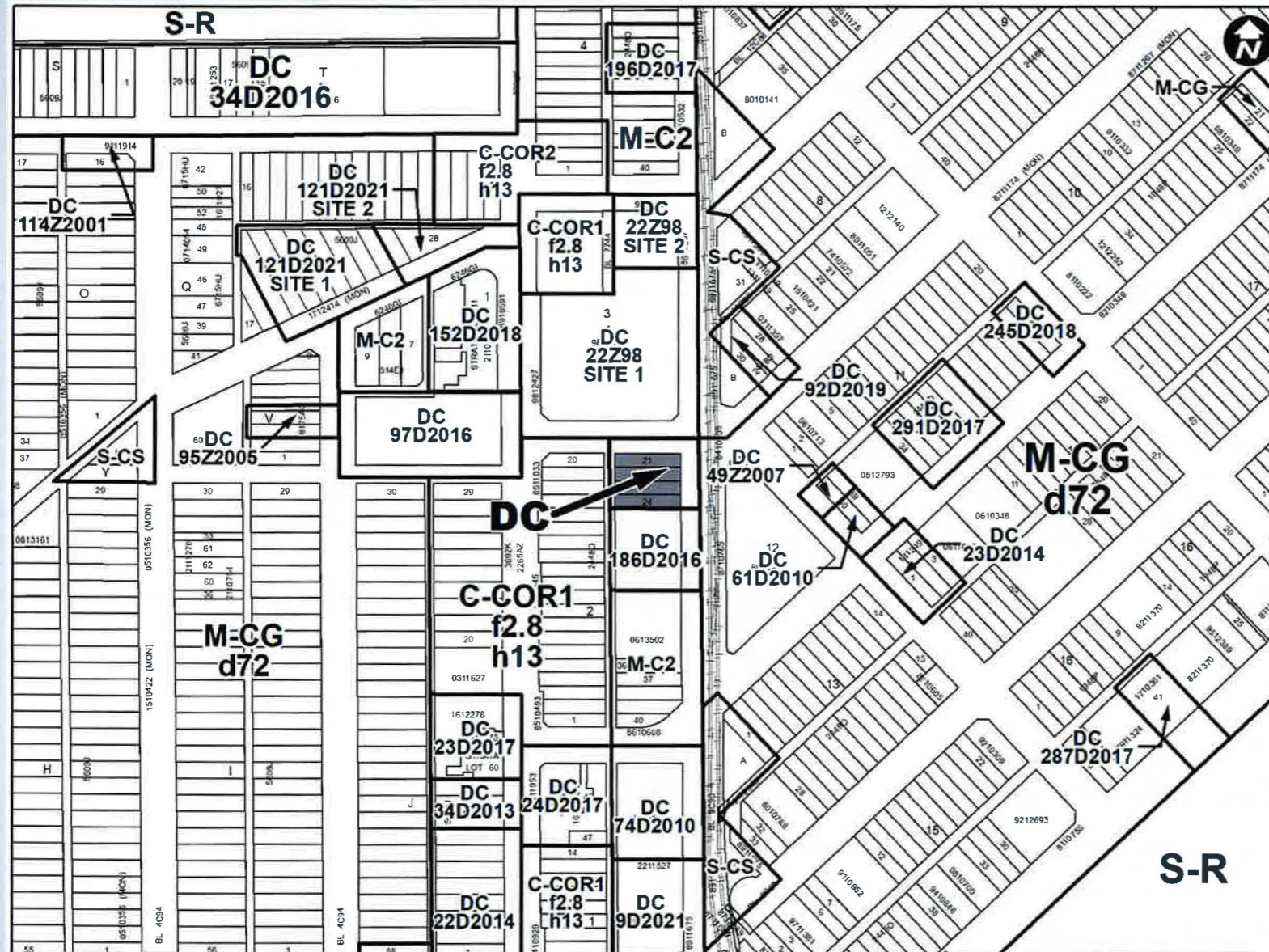
0.11 ha  
29m x 37m





- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary

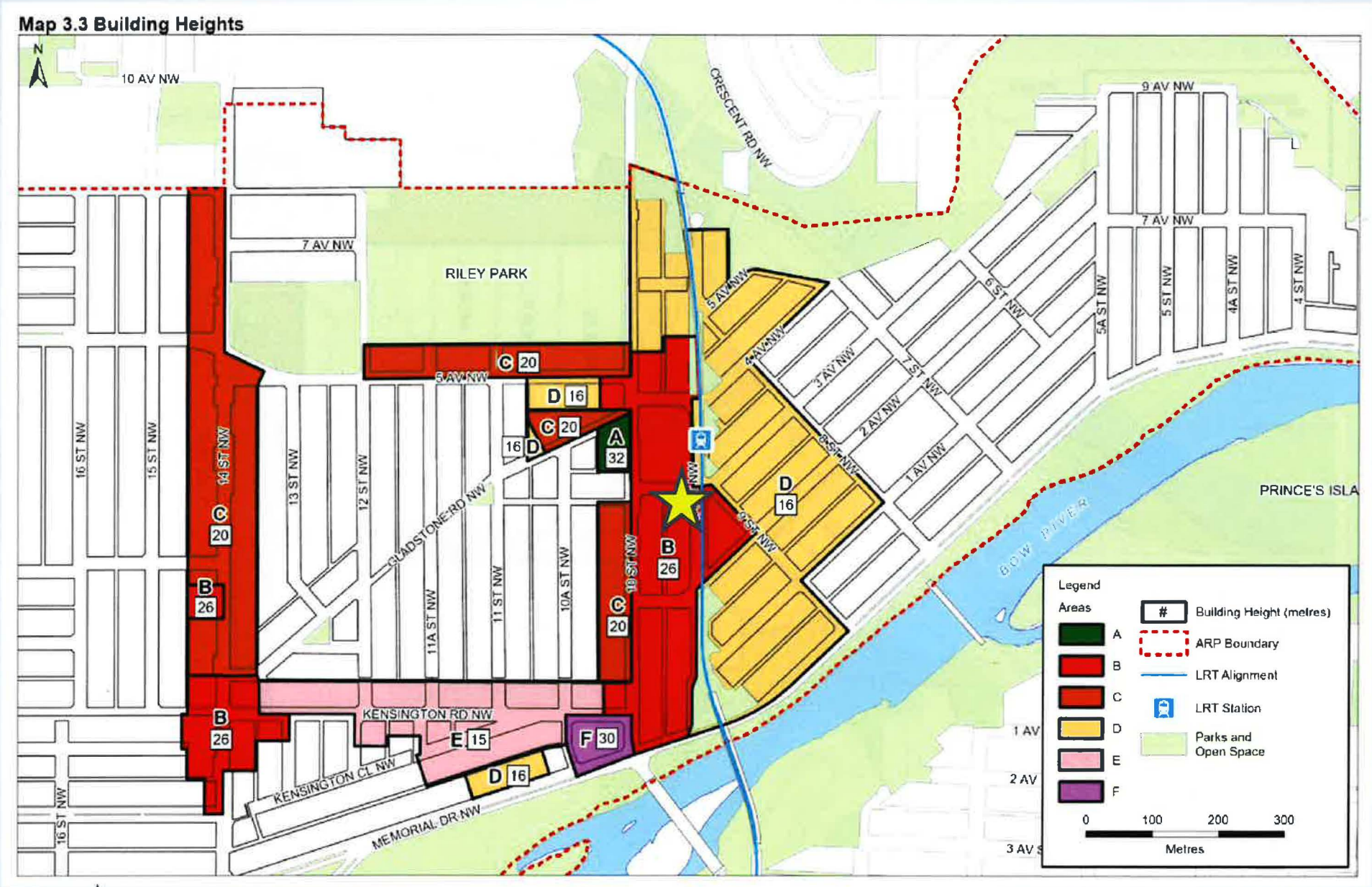




**Proposed Direct Control District:**

- Based in the Mixed Use – General (MU-1) District
- Implements density bonusing
  - Maximum FAR of 9.0
  - Maximum height of 50 metres
- 0 resident parking stalls
- 0.5 class 1 bicycle stalls per unit

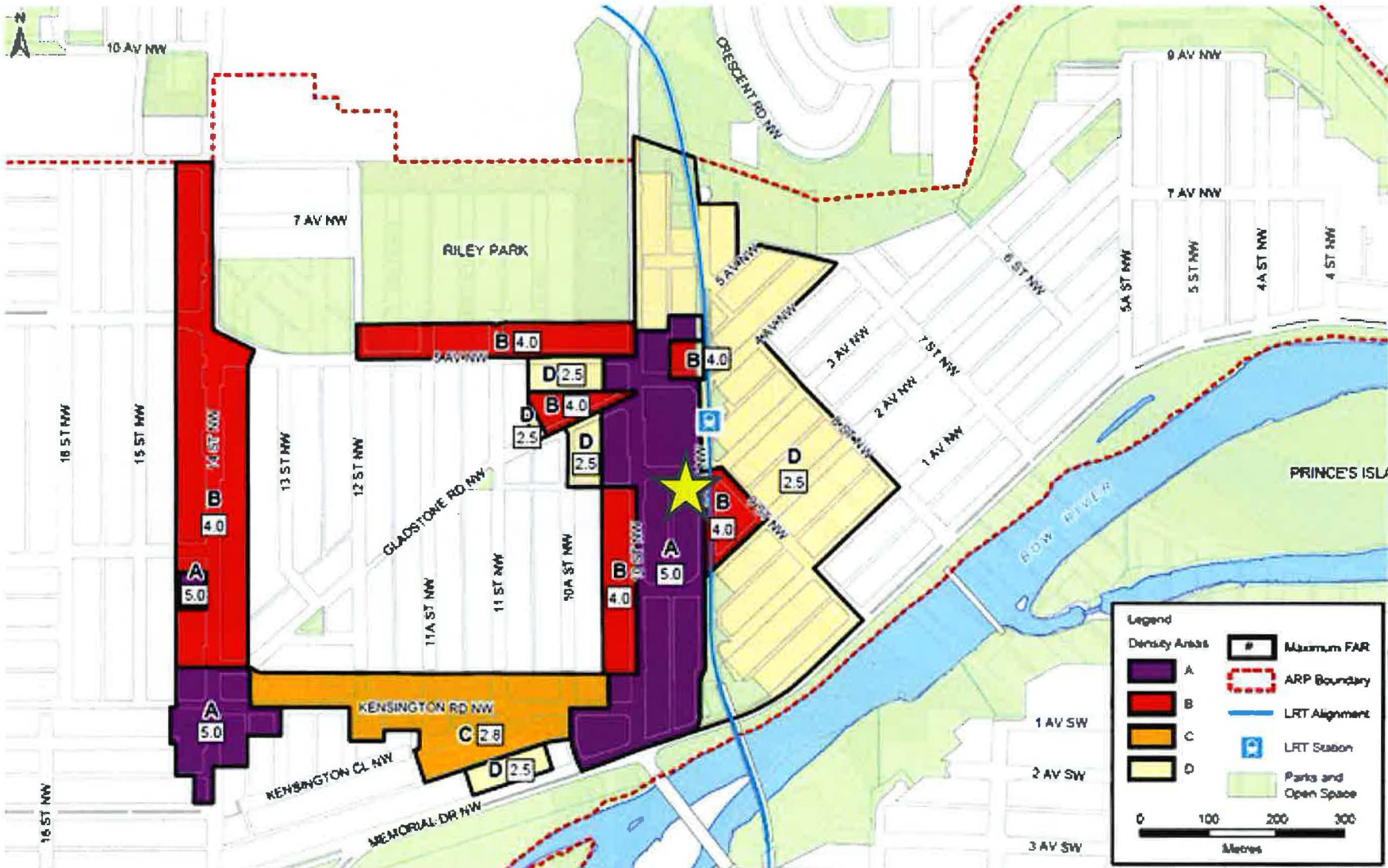




★ Subject Site

Map 3.2 Maximum Densities

Approved: 19P87  
Amended: 43P2021



★ Subject Site

Administration's recommendation of refusal was carefully considered and is based on the following:

- the density bonusing rate for the FAR increment above what the ARP allows (from FAR 5.0 to 9.0) does not represent an adequate community amenity contribution to offset the significant increase in density; and
- Transportation Demand Management (TDM) measures proposed, including provision of class 1 bicycle stalls, are not sufficient to support zero resident parking.

## How Bonus Density Works

Defined: a system that facilitates an **increase in the built area in exchange for public amenity** and/or benefits that contribute to the livability and proper planning of the areas affected by the resulting increase in density.



### Key Elements:

- Applicant driven and negotiated
- Perpetual or enduring benefit to community
- Calculation and amenities outlined in Local Planning documents
- Not available in all communities

### Where bonus density works best:

- Strong market demand for higher density projects
- Limited land availability

## Area Redevelopment Plans with Density Bonusing

Community	Bonusing Rate (up to 5.0 FAR)	Bonusing Rate (5.0 to 9.0 FAR)
Hillhurst/Sunnyside	\$19.77 / square metre	Not contemplated
Beltline	\$270 / square metre	\$270 / square metre
Chinatown**	\$270 / square metre	\$270 / square metre

\* 2022 Rate

\*\* ARP pending second and third readings of Council

## Density Bonusing Rate

Proposal	Bonusing Rate FAR – 2.5 to 5.0	Bonusing Rate FAR 5.0 to 9.0
Hillhurst/Sunnyside ARP	\$19.77 / square metre*	<b>Not contemplated</b>
Applicant Proposal	\$19.77 / square metre	<b>\$70 / square metre</b>
Administration Proposal	\$19.77 / square metre	<b>\$270 / square metre</b>

\* 2022 Rate

## Transportation Demand Management Measures

Proposal	Resident Parking	Visitor Parking	Class 1 Bicycle Parking
Base District – MU-1	0.5 stalls per unit*	0.08 stalls per unit	<b>1.25 stalls per unit**</b>
Applicant Proposal	0 vehicle stalls per unit	0.08 stalls per unit	<b>0.5 stalls per unit</b>
Administration Proposal	0 vehicle stalls per unit	0.08 stalls per unit	<b>1 stall per unit</b>

\* with transit and bicycle supportive development reductions applied

\*\* with parking reductions applied

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