

Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW, LOC2022-0116

RECOMMENDATIONS:

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 0.11 hectares \pm (0.27 acres \pm) located at 528 and 628 – 10 Street NW (Plan 2448O, Block 4, Lots 7, 8, 13 and 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3)

HIGHLIGHTS

- This application proposes to redesignate two sites to a Direct Control (DC) District to allow for mixed use developments up to a maximum of 26 metres in height (six storeys), a floor area ratio (FAR) of 5.0 and specific transportation demand management measures to support zero resident parking.
- This proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and supports an appropriate density, scale and range of uses for development along an identified main street.
- What does this mean to Calgarians? This proposal would allow for more housing close to transit, public amenities and an existing main street area.
- Why does this matter? The proposal would allow for more transit-oriented housing choices to be constructed and supports redevelopment of vacant lots along an identified main street.
- Minor amendments to maps in the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use at 628 – 10 Street NW.
- There is no previous Council direction regarding this proposal.
- Development permits for both 528 and 628 – 10 Street NW have been submitted and are under review.

DISCUSSION

This land use amendment application was submitted by CivicWorks on behalf of the landowners, Vera Developments, on 2022 July 4. Separate development permit applications have been submitted for each site and are under review.

Per the Applicant Submission (Attachment 4) a DC District is being sought to:

- regulate community amenity contributions where a development seeks density and height beyond the base line densities established in the *Hillhurst/Sunnyside ARP*; and
- provide clear expectations about transportation demand management measures to support zero resident parking on the site.

528 – 10 Street NW (South Site) and 628 – 10 Street NW (North Site) are two, non-adjacent, lots on the east side of 10 Street NW between of 4 Avenue NW and 5 Avenue NW (See

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Attachment 1 for a visual showing the location of each site). Each site is approximately 0.06 hectares (0.13 acres) in area and is vacant. Both sites are located less than 150 metres (a 3-minute walk) to the Sunnyside LRT Station and a grocery store.

The proposed DC District is based on the Mixed Use – General (MU-1) District and proposes multi-residential development up to a maximum of 26 metres, approximately six storeys, and a maximum FAR of 5.0 for both sites. The land use as proposed is in alignment with the *Hillhurst/Sunnyside ARP* for the South Site. The current Hillhurst/Sunnyside ARP allows a maximum FAR of 2.5 and a maximum height of 16 metres for the North Site so a minor amendment to the *Hillhurst/Sunnyside ARP* is required to support this land use amendment for the North Site.

The proposed DC District includes density bonusing provisions in alignment with previously approved DC Districts in the area with a rate of \$19.77 per square metre for the floor area between 2.5 FAR and 5.0 FAR. The DC District also includes specific Transportation Demand Management (TDM) measures including a higher rate of class 1 bike stalls per unit, at-grade bike storage areas and dedicated maintenance facilities.

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were 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 was appropriate with the public/interested parties and respective community association.. In response, the applicant attended three meetings with the Hillhurst/Sunnyside Community Association in 2022 January, 2022 September and most recently on 2023 January 12. The applicant also provided around 140 mailers to homes on adjacent sites, custom on-site signage, and a dedicated voicemail line to collect responses. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received eight letters of opposition and one letter of support from the public. Public comments received focused on the following items:

- insufficient rate of community amenity contribution;
- impacts to on-street parking availability;
- increasing traffic in the lane;

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- shadowing impacts on adjacent homes; and
- encroaching commercial uses into predominantly residential areas.

Comments supporting the land use amendment included improving the safety in the lane, removing poorly maintained vacant lots and supporting increased density near existing LRT stations.

Administration received two letters of non-support from the Community Association. The first on 2022 September 15 and the second on 2023 January 20 (Attachment 6). Both letters focused on the Community Amenity Contribution rate being too low and concerns about shadowing, aligning setbacks with existing development and resolving issues with the rear lane.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, including shadowing, lane and parking design and overall community amenity contribution will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 district would allow for a wider range of housing types near transit and provides sufficient contributions to the Hillhurst/Sunnyside Community Amenity Fund to support the additional density proposed.

Environmental

This application provides greater density in proximity to transit, which aligns with the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

Redevelopment of these sites could support increased patronage of local shops and businesses within the Kensington Business Revitalization Zone and provides additional opportunities for highly transit accessible housing options close to Downtown and other employment areas along the LRT line.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 23**

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CPC2023-0185
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ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Hillhurst Sunnyside Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform