



# Public Hearing of Council

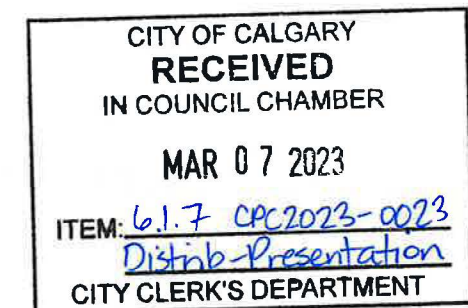
## Agenda Item: 6.1.7



## LOC2022-0086 / CPC2023-0023

### Policy and Land Use Amendment

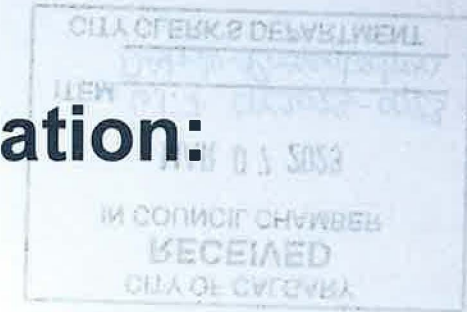
March 7, 2023



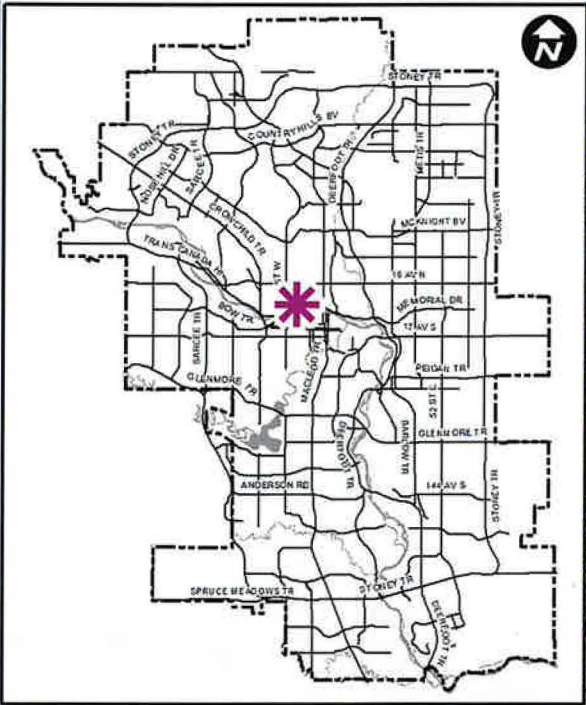
# Calgary Planning Commission's Recommendation:

That Council:

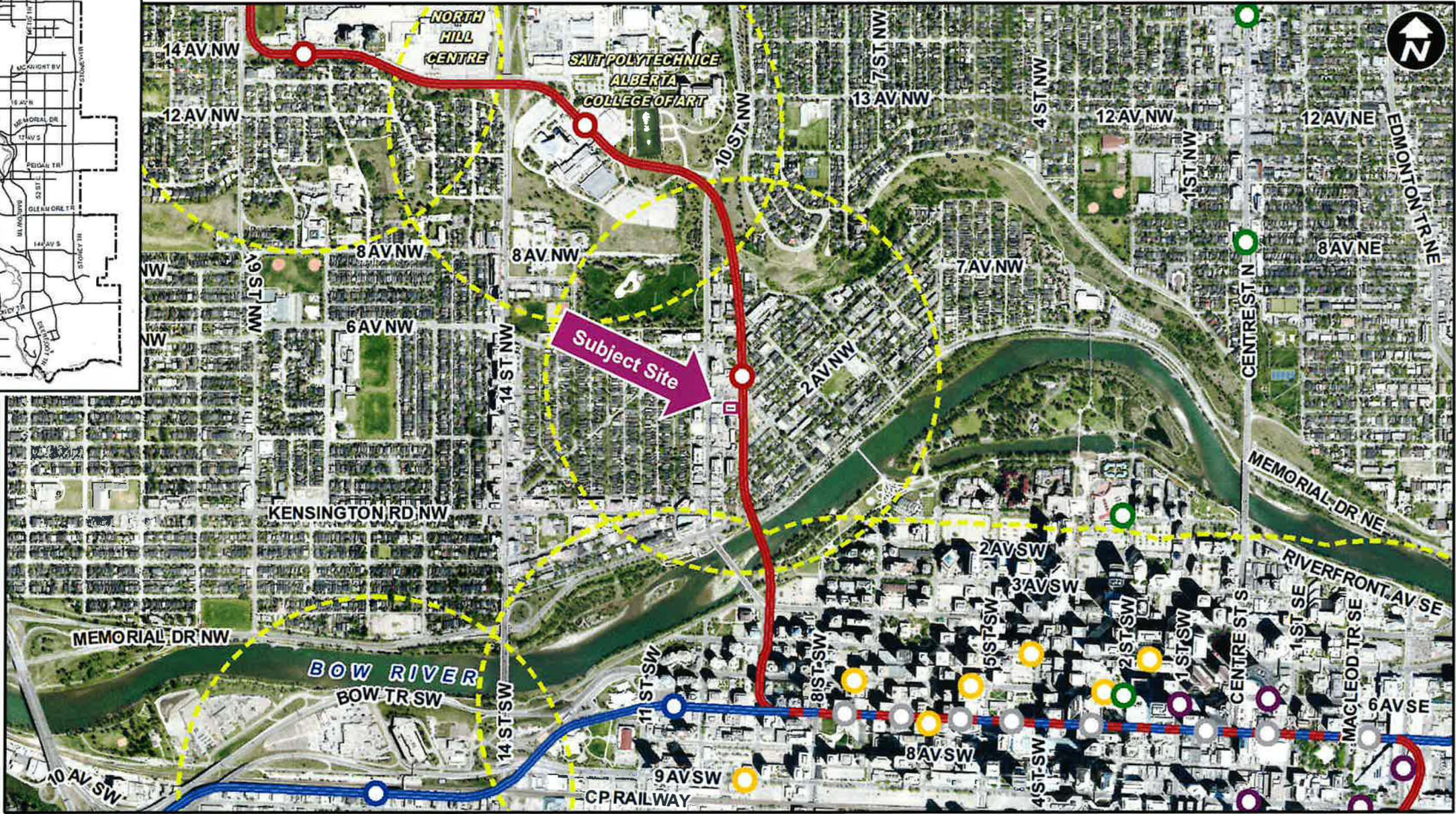
1. Give three readings to **Proposed Bylaw 15P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 33D2023** for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 1001 – 3 Avenue NW and 335 – 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 to accommodate mixed use development, with guidelines (Attachment 3).







- 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







- 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
  - Bus Stop

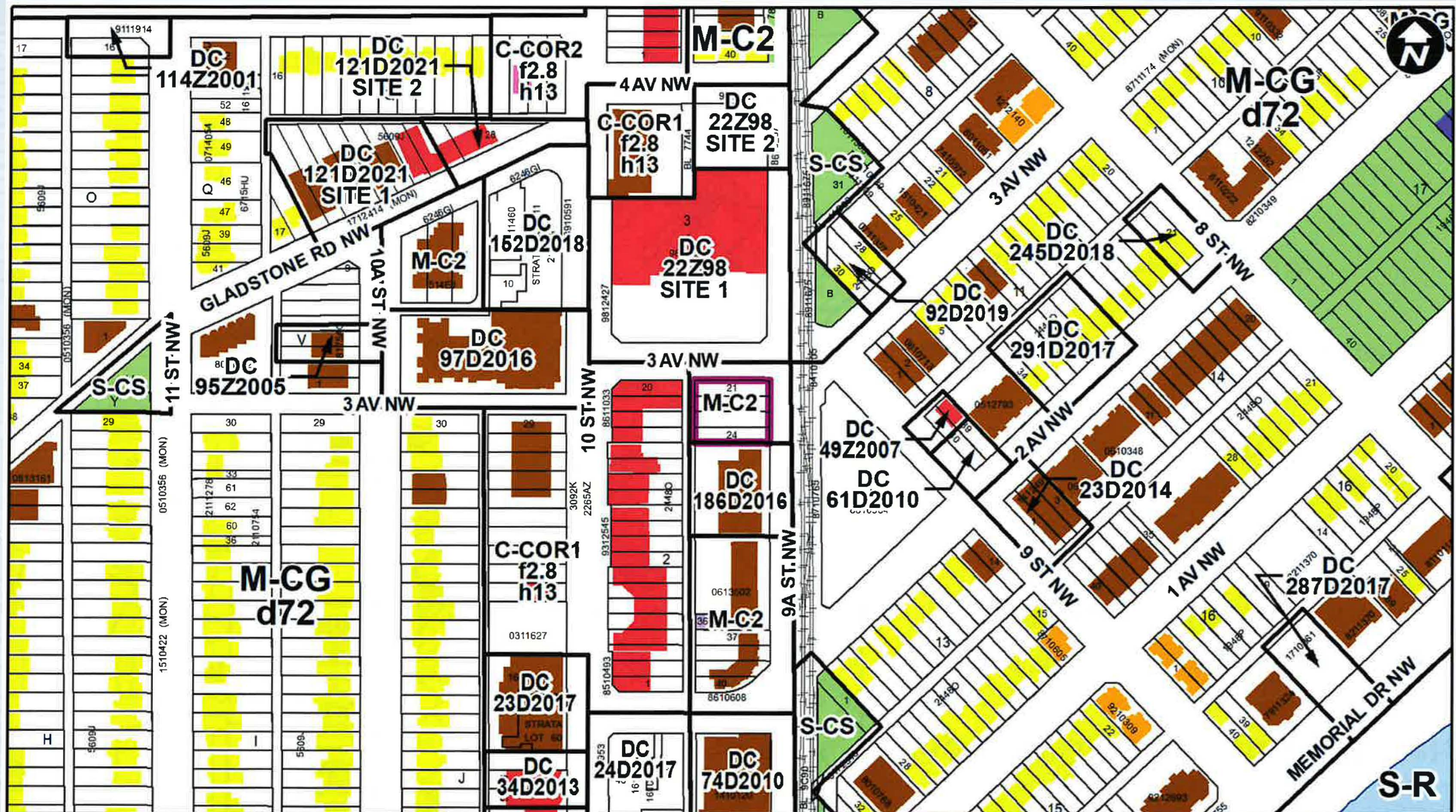
**Parcel Size:**

0.11 ha  
29m x 37m



## LEGEND

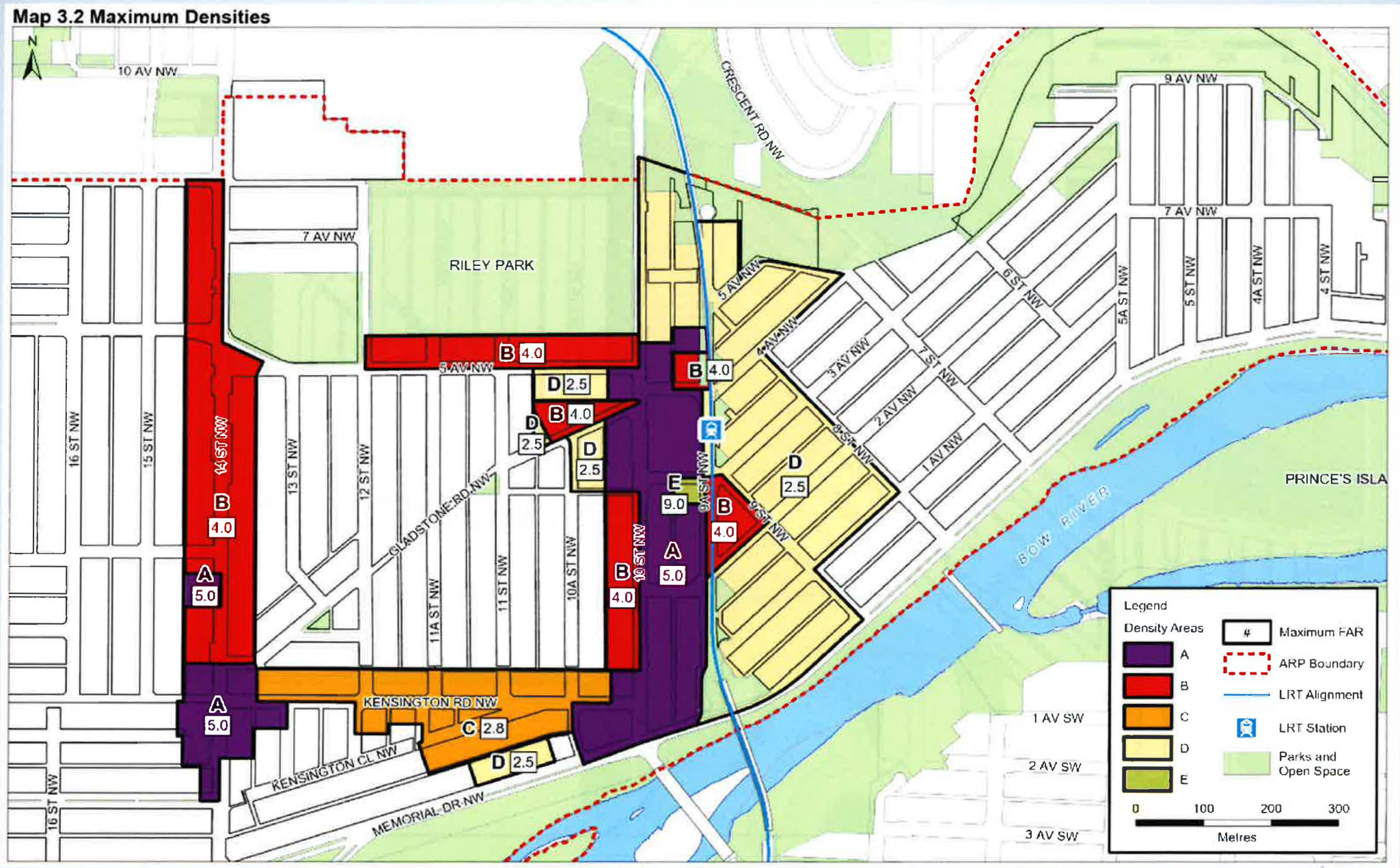
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





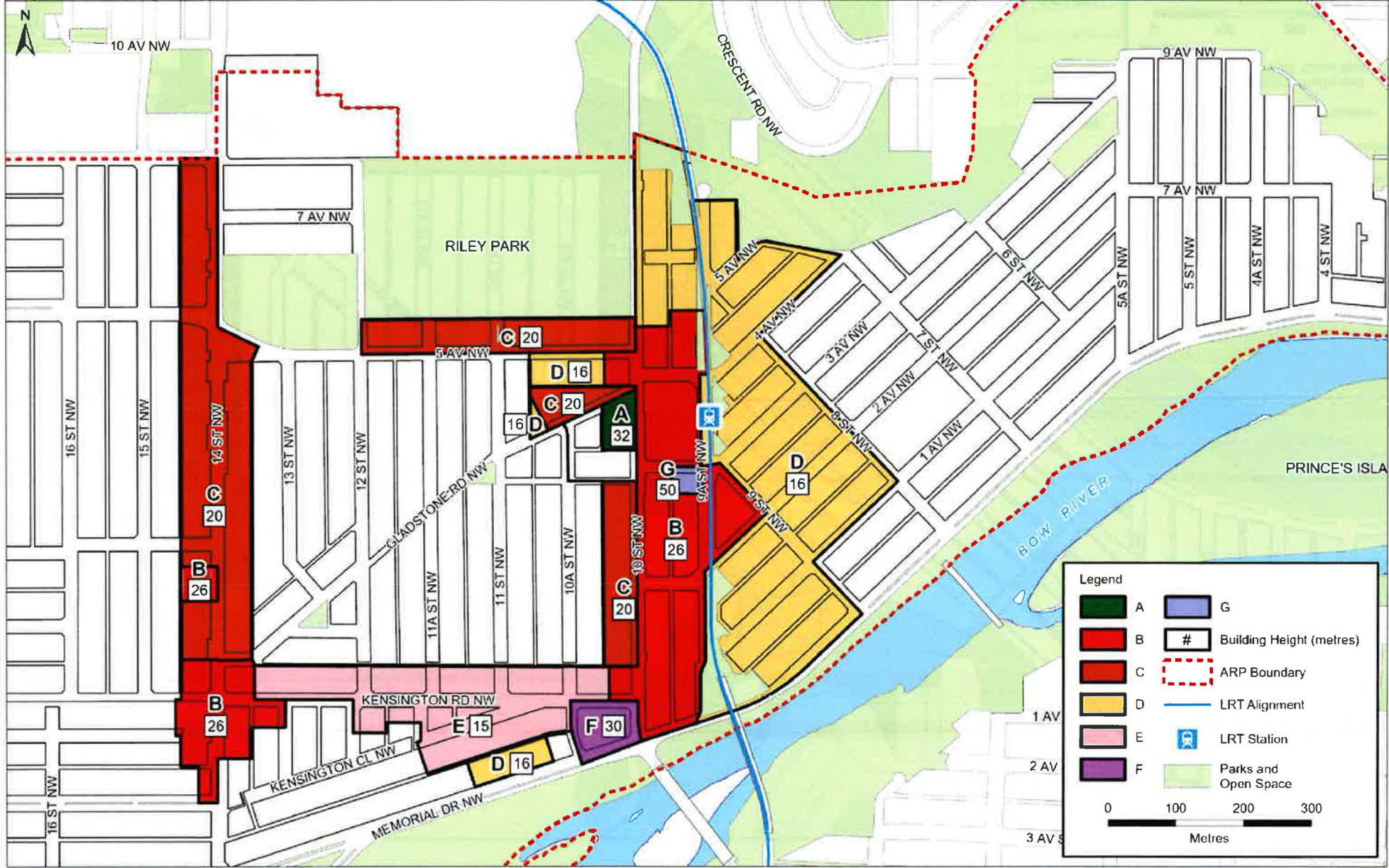








Map 3.3 Building Heights





Administration's original recommendation of refusal was carefully considered and was 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 increase in density; and
- Transportation Demand Management (TDM) measures proposed, including provision of class 1 bicycle stalls, were not sufficient to support zero resident parking.



## Density Bonusing Rates

Proposal	Bonusing Rate FAR – 2.5 to 5.0	Bonusing Rate FAR 5.0 to 9.0
Calgary Planning Commission Recommendation	\$19.77 / square metre	<b>\$19.77 / square metre</b>
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>



## Calgary Planning Commission's Recommendation:

That Council:

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## Supplementary Slides







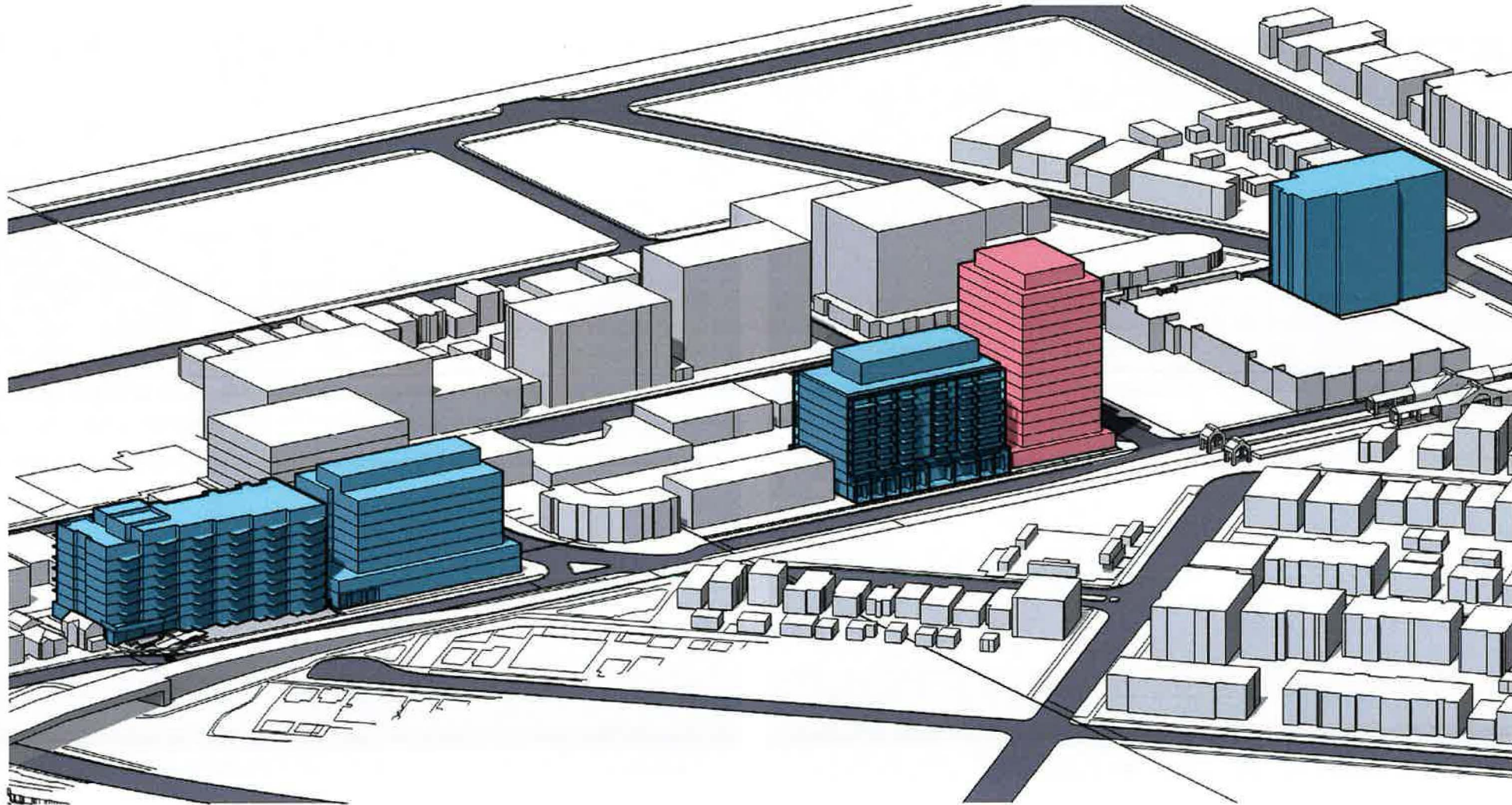








## Project Comparables





## Current Density Bonusing Rates

Community/Statutory Plan	Contribution Amount (dollars per square metre)
Beltline Area Redevelopment Plan	\$270.00
Brentwood Station Area Redevelopment Plan	\$188.37
Chinatown Area Redevelopment Plan (1 <sup>st</sup> Reading Approved by Council Q4 2022)	\$270.00
Downtown (CR-20 District) in Land Use Bylaw 1P2007	Variable Incentive Rates, depending on Public Amenity Item provided and proposed FAR: \$296.00 \$242.00 \$194.00 \$43.00
East Village Area Redevelopment Plan	\$270.00
Hillhurst/Sunnyside Area Redevelopment Plan (2023 Rate)	\$20.76



## 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



3.1.5 Density

Each block within the TOD Area has been assigned a minimum and a maximum density through the use of floor area ratio (FAR). FAR is the gross floor area of the building divided by the gross area of the site. A minimum density has been set in order to ensure that new development will contribute to the vibrancy of the street and to ensure that the building mass will be large enough to contribute to an appropriate streetwall. The area covered by above-grade parking structures is to be included in the calculation for the total gross floor area permitted for a development.

A base density has also been established which is equivalent to the density that is allowable under the provisions of the Land Use District in effect on 2012 August 31. In order to develop above this base density to the maximum FAR, a developer may provide one or more bonus items described in subsection 4 below in exchange for a defined amount of density. For density measured in units per hectare, one unit is considered to be equal to 100 square metres. Where the base density on a parcel is lower than the minimum density shown in Table 3.1, the minimum density shall be considered to be the base density. **Bylaws 27P2012, 6P2016**

Policies

1. To ensure transit supportive densities and to discourage stand alone uses, developments are strongly encouraged to achieve the minimum density as shown in Table 3.1.
2. Development should not exceed the maximum densities outlined in Table 3.1 based on conformance to the design policies and guidelines of Section 3.0 of the Plan.
3. The maximum densities Table 3.1 (or on Map 3.2) are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public

Table 3.1 Minimum & Maximum Densities

Bylaw 27P2012

Area (refer to Map 3.2)	Minimum FAR	Base Density	Maximum FAR
A	2.0	as allowable under the provisions of the Land Use District in effect on 2012 August 31	5.0
B	2.0	as allowable under the provisions of the Land Use District in effect on 2012 August 31	4.0
C	1.0	as allowable under the provisions of the Land Use District in effect on 2012 August 31	2.8
D	-	as allowable under the provisions of the Land Use District in effect on 2012 August 31	2.5



A mixed-use, medium-density typology planned in Hillhurst/Sunnyside.

realm based on conformance to the design policies and guidelines of Section 3.0 of the Plan.

4. Eligible bonus items include the following:

- i. Contribution to a Hillhurst/Sunnyside Community Amenity Fund  
*The Hillhurst/Sunnyside Community Amenity Fund (HSCAF) has been established as a means of gaining public amenities in exchange for density that exceeds the base density in order to offset the impacts of increased density in the community. The fund will be used for projects within the Hillhurst/Sunnyside Community, including but not limited to:*
  - Heritage Conservation;
  - streetscape design and improvements within City rights-of-way;
  - implementation of urban design strategies and public art on public land;

- community support facilities, including community association facilities;
  - transit enhancements;
  - community planning studies and enhancement projects; and
  - other projects deemed appropriate.
- The contribution rate per square metre of floor area above the base density shall be that rate approved by Council and in effect at the time of development approval.

Bylaw 19P2015

ii. Provision of Urban Design Improvements

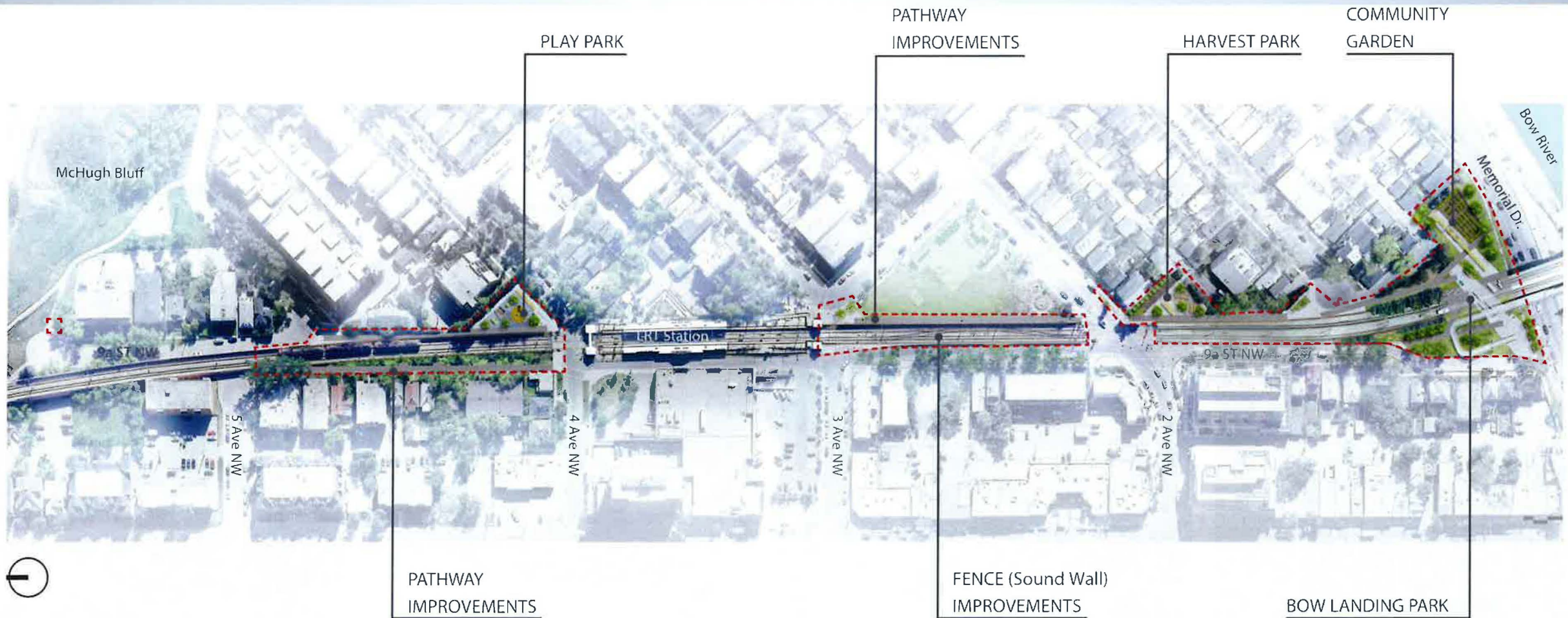
A developer may provide specific urban design improvements related to the Urban Design Initiatives described in Section 3.3 Urban Design Initiatives and Public Realm, identified on Map 3.4 Urban Design Initiatives or otherwise negotiated with the Development Authority. The allowable bonus floor area in square meters is equal to the total construction cost of the improvement divided by the contribution rate referred to in Section 3.1.5.4.i. Total Construction cost shall not include any construction costs necessary to fulfill the infrastructure requirements of a development permit for a development equal to or less than the base density. Specific details of design and costing shall be determined through the development permit process.

Bylaw 27P2012, 86P2018



Stakeholders	Members
Chair: Manager of Community Planning – North	1
Community Planning – North, City of Calgary	1
Calgary Growth Strategies (CGS) -Urban Design & Heritage, City of Calgary	1
Transportation Planning, City of Calgary	1
Parks Planning, City of Calgary	1
Hillhurst/Sunnyside Community Association (HSCA)	1
Kensington Business Revitalization Zone (BRZ)	1
Representative of the local contributing developers	1
Ward Councillor	1
<b>Total Members:</b>	<b>9</b>





## Bow to Bluff Features:

4 themed park spaces, pathway improvements, fencing and soundwall upgrades





Outdoor table-tennis



Sand box – Play Park



Skate park + mural



Bocce court

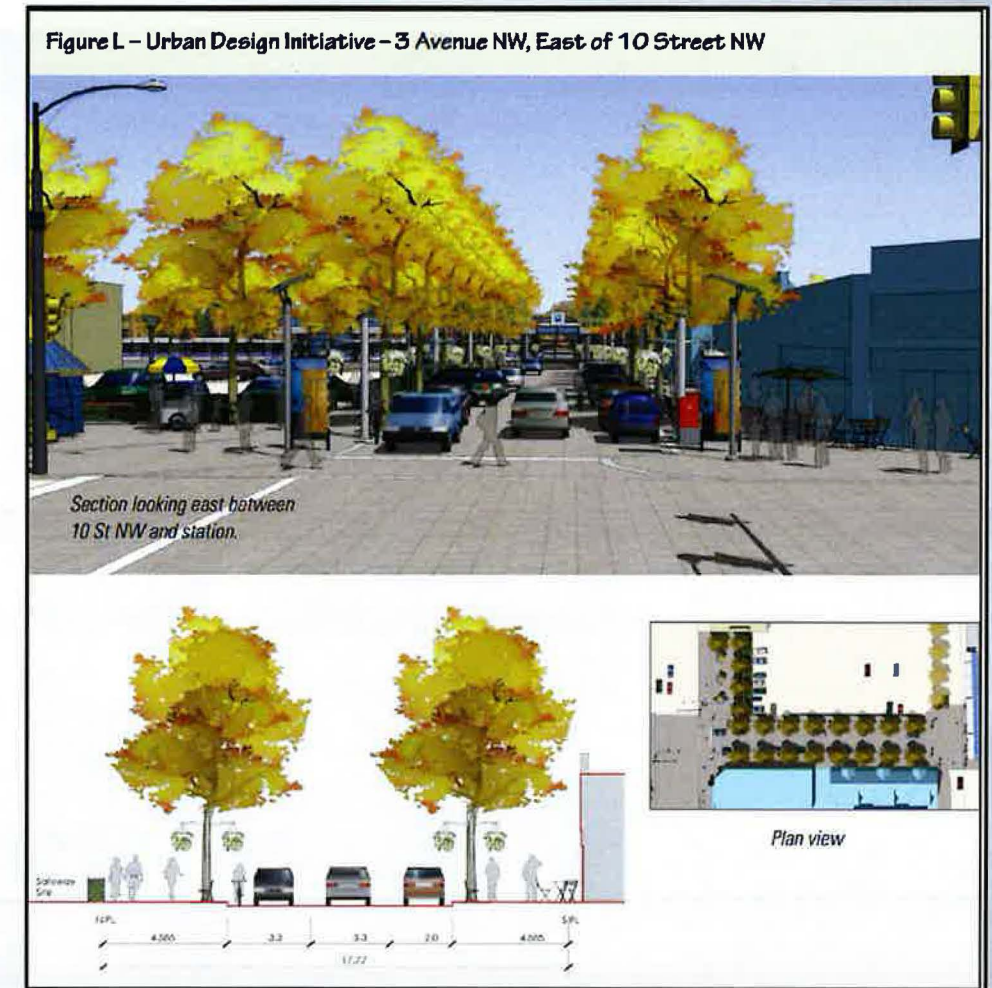






Identified areas that require improvement include:

- 10 Street NW boulevards and sidewalks;
- 14 Street NW boulevards and sidewalks;
- 3 Avenue NW sidewalk from 9A Street NW to 10A Street NW;
- 2 Avenue NW sidewalk from 10 Street NW to 9A Street NW;
- Pedestrian waiting area on the northwest corner of 10 Street NW and Kensington Road NW;
- Plaza located in front of the movie theatre on Kensington Road NW; and
- Small parks located immediately east of the LRT line.









# Riley Communities Local Area Plan





# Riley Communities Local Area Plan

