

Applicant Submission

Company Name (if applicable):

Hive Developments

LOC Number (office use only):

Applicant's Name:

Srimal Ranasinghe

Date:

2023-03-22

The subject site, 510 10 St NW, is located in the community of Sunnyside, at the intersection of 5th Ave and 10th St NW. The subject site and immediately adjacent sites are designated Multi-Residential – Contextual Medium Profile (M-C2) District which is intended for multi-residential development up to 16 metres and 2.5 FAR in a variety of building forms. The Sunnyside LRT station is located approximately 85 metres to the southeast. The site forms part of the MDP designated 10 Street NW Neighbourhood Main Street, and is located within an area designated as "Urban Mixed-use" in the HSARP. This area is envisioned as supporting the highest densities (max 5.0 FAR) and building heights (max 26 m). Mixed-use development in a multi-storey format with residential uses above street level are strongly encouraged as are at-grade commercial uses.

The subject site is approximately 557 m² (0.14 acres) in size, and the land owner intends to construct a mixed-use development of up to six storeys in height, with retail on the ground floor and 32 purpose-built rental units on the remaining floors. Given the site proximity to the LRT station, easy access to active travel infrastructure, and convenient access to key amenities, this site is a prime realization of TOD within a transit oriented community. 60 secure bicycle parking (Class 1) stalls will be provided at a ratio of 1.9 per dwelling unit, 10 class 2 stalls at a ratio of 0.3 per unit, along with on-site bicycle repair and washing facilities. Interior building will also include design features that encourage bike usage. Therefore a significant relaxation of on-site residential parking requirements, at a ratio of 0 stalls per unit is sought. 3 on-site parking stalls will be provided for building visitors, both commercial and residential. Furthermore, in addition to the existing density bonusing cash contribution of \$19.77/m² for FAR over 2.5, additional contributions to fund various community initiatives were made to the local community amenity fund. Therefore, in order to accommodate the density bonusing and parking relaxations with associated transport demand management measures, a redesignation to a Direct Control (DC) district with a base Mixed-Use Active Frontage district, with a maximum height of 26.0 metres, 4.0 FAR, and 534 units/ha (MU-2f4 h26 d534), and no on-site residential parking is required to accommodate the development.

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