

Applicant Submission

May 19, 2023

O2

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On behalf of Amble Ventures, O2 submitted an application to redesignate the parcel located at 321 10 Street NW from Commercial – Corridor 1 (C-COR1f2.8h13) to Direct Control based on the Mixed Use – Active Frontage district (MU-2f5.0h31). The 321 10 St. NW site is the former site of condemned Kensington Manor, a seven-storey residential building that was demolished by the City of Calgary in 2020. This redesignation enables the proposed development to appropriately respond to the established local area context including existing and proposed developments in the immediate area. Modifiers of 5.0 FAR and a height of 29 metres require minor map amendments to the local ARP, but remain in keeping with the established context and largely reflect the built form that previously existed on the site.

Hillhurst-Sunnyside is a vibrant community with a diverse range of housing and commercial stock and demographics. As one of the city's most popular commercial retail and entertainment districts, the neighbourhood offers a vibrant, active, complete-community experience for those who choose to reside there. Key to this ongoing revitalization is the 10 Street NW corridor. Proposed, approved, and under-development infill and intensification is occurring throughout the corridor, including the Minto - Alto, Gladstone Road development, Graywood - Theodore, Jemm - 9A Street, and Jemm - Hive to name just some recent projects.

The proposed development recognizes and responds to this established energy by directly reflecting this emerging trend in Hillhurst-Sunnyside's mid-rise development. It supports the City of Calgary's MDP principles of Compact Urban Form, sustainable development, and investment in high-order transit. It adds greater options for housing choice and allows Hillhurst-Sunnyside to not only welcome new residents, but also offer existing residents more options to stay within their neighbourhood as they age. The intensification of this site will further support the City's overall tax base while bringing in new residents and subsequent economic vitality to support the local business community. Lastly, the development also reintroduces residential and commercial units lost when the Kensington Manor was demolished.

Given this context, the site is well-suited for the proposed MU-2 district. MU-2 is intended to be applied on or near commercial corridors and includes building heights and setback requirements that respond to surrounding contexts. As a result, the proposed development responds appropriately to the rear lane and lower-density developments to the west while still appropriately engaging with and enhancing the 10 Street NW Main Street frontage. Recognizing the unparalleled access to higher-order transit and active travel modes afforded by Hillhurst-Sunnyside the proposed development is able to provide less parking and reinforces the City's broader city-building objectives of promoting sustainable transportation.

In a similar way, the proposed development responds thoughtfully and intentionally to the ARP. As previously discussed, the ARP contemplates up to 32-metre-tall development to the north, transitioning lower to the south. Accordingly, 321 10 Street NW enables a gradual transition between these two zones by strategically utilizing a site that has historically hosted similar height and density in the past.

Amble Ventures along with O2 collaborated with officials at the City of Calgary, representatives from the local Councillor's office, and residents of Hillhurst-Sunnyside to move forward with this application.