

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 321 – 10
 Street NW, LOC2023-0005**

RECOMMENDATION:

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 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 321 – 10 Street NW (Plan 5609J, Block J, Lots 21 to 24) from Commercial – Corridor 1 (C-COR-1f2.8h13) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council:

1. Give three readings to **Proposed Bylaw 44P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the **Proposed Bylaw 122D2023** for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 321 – 10 Street NW (Plan 5609J, Block J, Lots 21 to 24) from Commercial – Corridor 1 (C-COR-1f2.8h13) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate this site to a Direct Control (DC) District to allow for mixed use development up to a maximum of 29 metres in height (nine storeys), and a floor area ratio (FAR) of 5.0.
- 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 Neighbourhood Main Street.
- Why does this matter? The proposal would allow for more transit-oriented housing choices to be constructed and supports redevelopment of vacant lots along a main street.
- An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application was submitted by O2 Planning and Design on behalf of the landowners, 765392 Ontario Inc. (Amble Ventures) on 2023 January 5. No development

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permit has been submitted at this time, however as noted in the Applicant Submission (Attachment 4), the intent is to construct a mixed-use building.

The subject site is a single, mid-block lot on the west side of 10 Street NW and south of 3 Avenue NW. The site is approximately 0.14 hectares (0.35 acres) in area and the location of the former Kensington Manor, which has been demolished. The site is located less than 200 metres (a 3-minute walk) to the Sunnyside LRT Station and a grocery store as well as the local shopping area on 10 Street NW.

The proposed DC District is based on the Mixed Use – Active Frontage (MU-2) District and proposes multi-residential development up to a maximum of 29 metres, approximately nine storeys, and a maximum FAR of 5.0. The proposed DC District includes density bonusing provisions in alignment with previously approved DC Districts in the area with a rate of \$20.76 per square metre for the floor area between 2.5 FAR and 5.0 FAR.

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 had a project website to provide information. The applicant also held two meetings with the Hillhurst/Sunnyside Community Association, in February and in May to discuss the application. 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 18 letters of opposition and 1 letter of support from the public. Public comments received focused on the impact of increased height and density on adjacent developments, and that the application should adhere to the current ARP maximums of 4.0 FAR and 20 metres on the site. There was also concern regarding impacts on Norfolk Lane directly west of the subject site, and the impacts this development would have on the rear lane. Comments supporting the land use amendment included supporting increased density near the transit station. A petition with 276 signatories was also received with opposition to both this land use amendment and the proposed land use amendment under review south of this site at 201 – 10 Street NW (LOC2022-0227). The petition called on the City of Calgary to respect the maximums in the ARP and to conduct a mobility study for all streets and lanes between 10 and 11 Streets from Kensington Road to 5 Avenue NW.

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Administration received two letters from the Hillhurst/Sunnyside Community Association on 2023 February 17 and on 2023 May 30 (Attachment 6). In the first letter, the Community Association cited both strengths and challenges with the application. The strengths noted were increased density near the LRT station and filling a large gap within the 10 Street corridor. The challenges noted were the significant deviation from the ARP, insignificant public benefit, and laneway and traffic concerns. The letter also requested the applicant explore providing non-market housing in exchange for higher density.

The second letter reiterated the strengths and weaknesses with the application but focused on the significant increase in density and the impacts that a project with access from the rear lane will have on the lane. They requested reduced parking for the development, an assessment of the rear lane, and a rendering of the building to understand the impacts of the development. The Kensington Business Revitalization Zone provided no comment on the application.

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 as part of the future development permit. As there is density bonusing contemplated, the subsequent development permit will be reviewed by Calgary Planning Commission.

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 enable a more efficient use of the land and infrastructure.

Environmental

This application provides greater density in proximity to transit, which aligns with the objectives of the *Calgary Climate Strategy – Pathways to 2050*. In particular, the application proposes a density increase in a transit-oriented development area and a reduction of parking minimums, both of which can contribute to greenhouse gas emissions reduction.

Economic

Redevelopment of these sites would provide housing opportunity and support local business in the Kensington Business Revitalization Zone. The proposal 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

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 122D2023**
3. **Proposed Bylaw 44P2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**
8. **Public Submissions**
9. **Confidential Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform