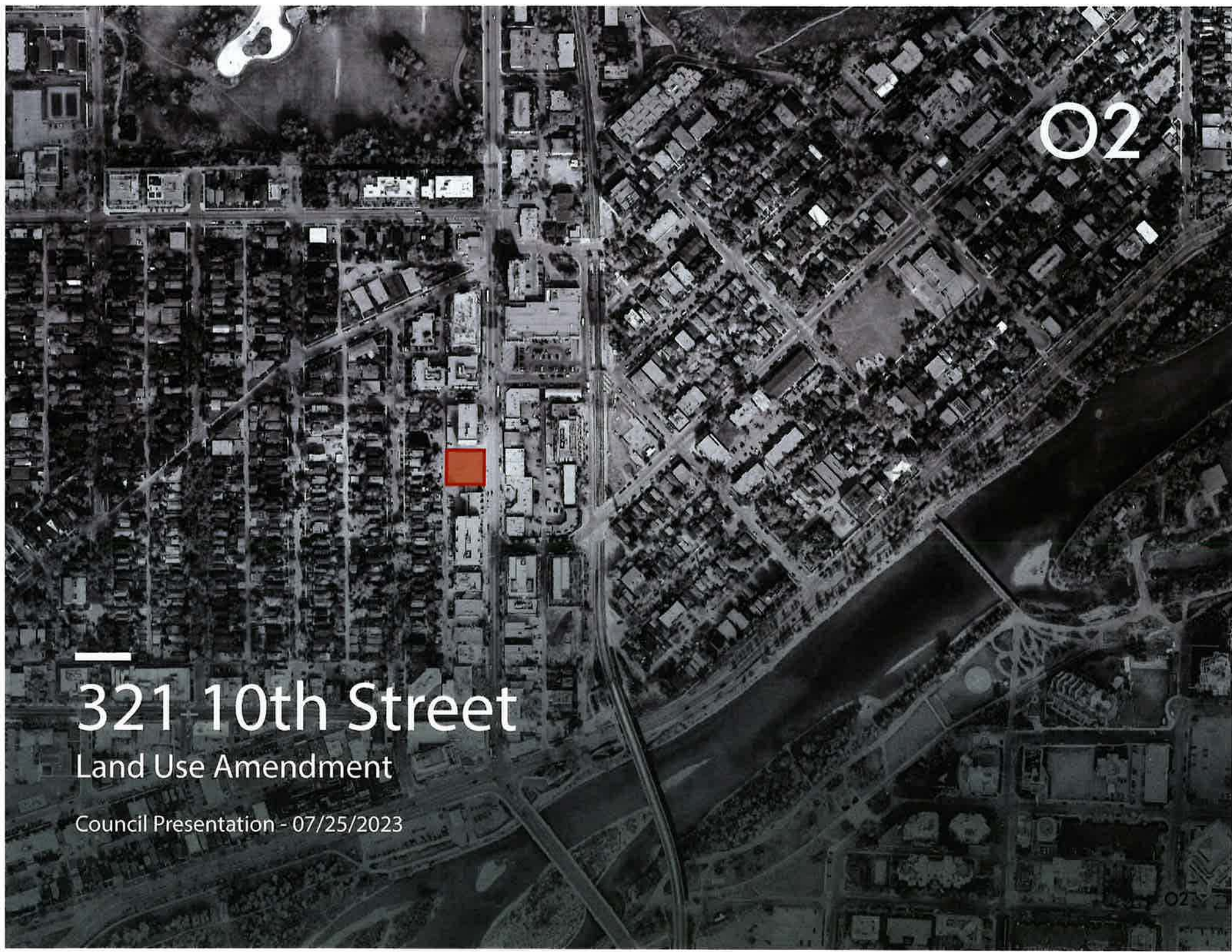


O2

321 10th Street

Land Use Amendment

Council Presentation - 07/25/2023

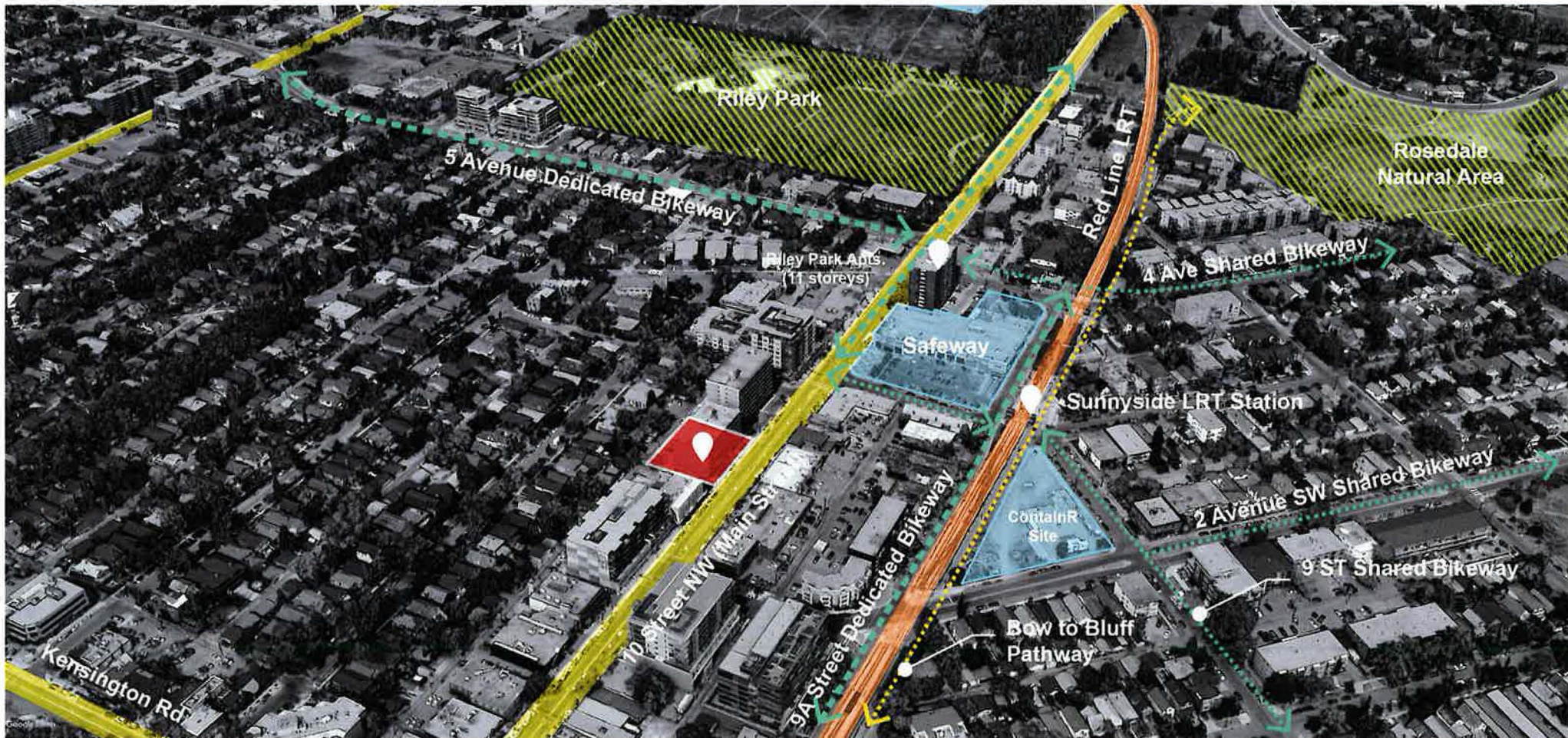


Site Context

The site is situated on an identified Main Street with vibrant, active commercial retail.

- Located in the centre of Hillhurst-Sunnyside
- Direct access to the shops and services of the 10 street Mainstreet
- Walkable to amenities including parks, green spaces community spaces

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.15 CP2023-0607
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT





Site History

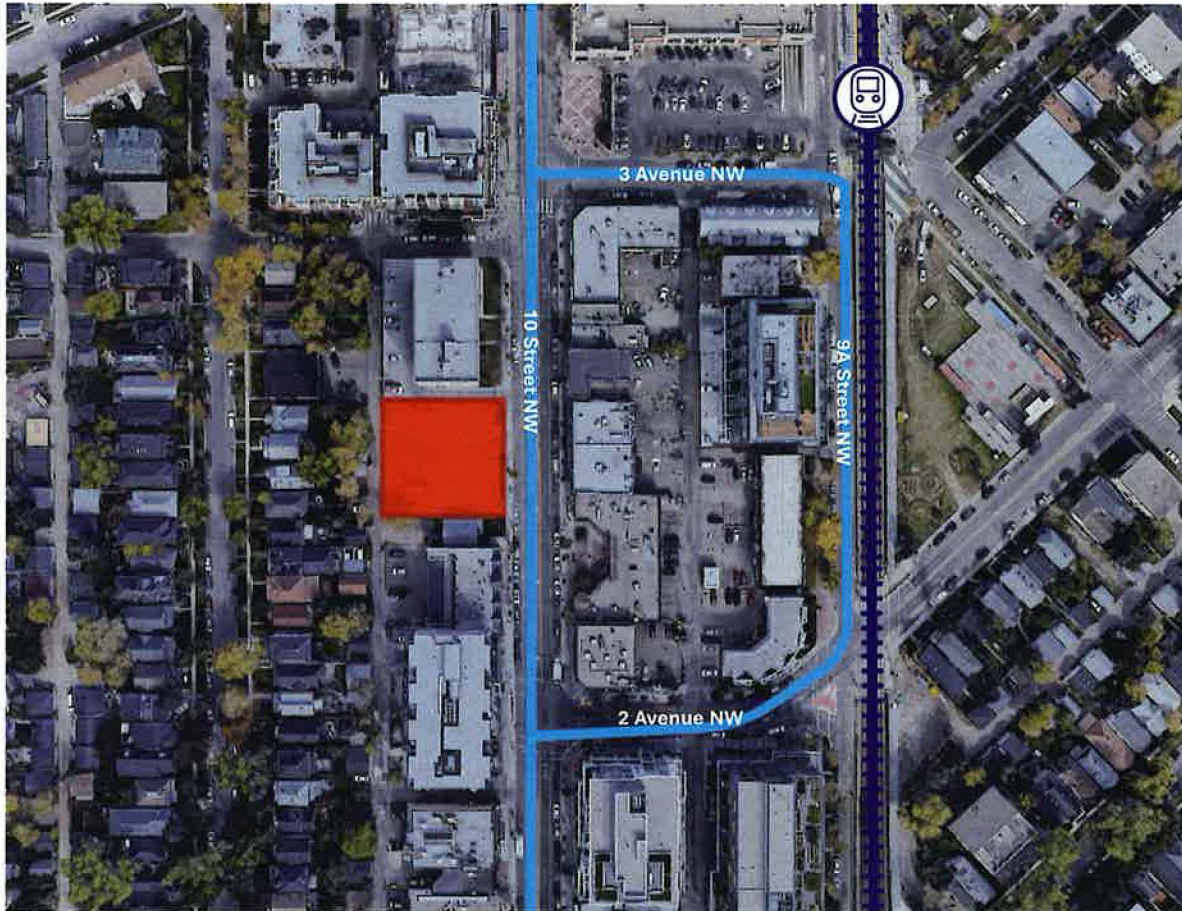
The site was formerly occupied by the previous Kensington Manor, and has an established history of mixed use, multi-residential development.

The site was condemned and ultimately demolished by the City.

The proposed application seeks to re-establish the site as a focal point of community activity along 10 Street.

The proposed development will:

- Increase the number of commercial bays along 10 Street.
- Remove vehicle access from 10 Street, reinforcing an active, safe public realm.
- Introduce additional street trees, shading, and overall improved streetscape in line with the Hillhurst-Sunnyside ARP's guidelines.



Mobility

Access to the subject site is well supported by public transit infrastructure.

- Within a 3 minute walk of the Hillhurst-Sunnyside LRT
- Accessible to primary transit access
- On the 10 street bike route, close to the Bow river pathway system.

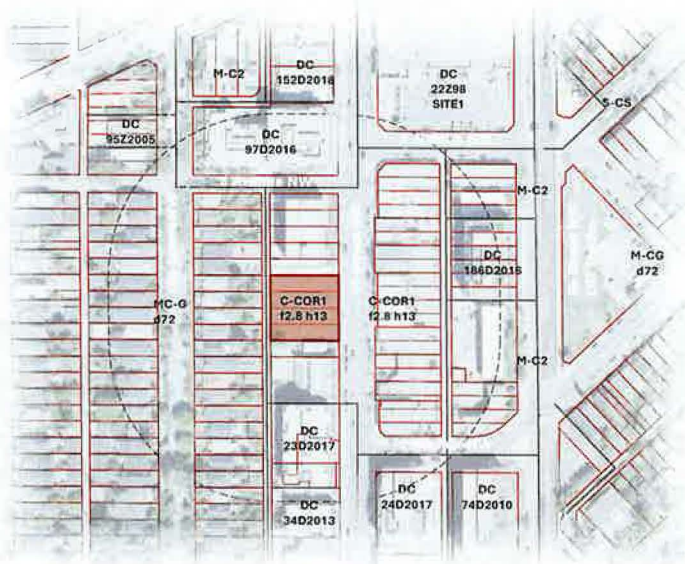
 Bus Route

 Red Line LRT

Development Vision

- The development vision is to create a well-designed, contextually sensitive, nine-storey street oriented mixed use development that provides additional housing choice in the well-connected community of Kensington.
- The new development will achieve a high standard of architectural and urban design, creating an appropriate building scale to transition towards lower height developments to the south, while reflecting the established built form to the north.
- The proposed development is broadly reflective of the previous Kensington Manor's scale and massing.

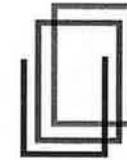




Land Use

Existing Land Use

- Commercial Corridor 1 (C-COR1)



DENSITY:
2.8 FAR



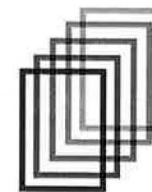
HEIGHT:
13 Metres



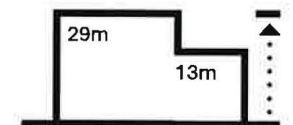
Proposed Land Use

Direct Control (Mixed Use - General 1)

- DC is required to facilitate community benefit contribution.



DENSITY:
5.0 FAR



HEIGHT:
29 Metres | 13 Metres




Policy Alignment

Hillhurst-Sunnyside ARP

The subject site is located within the Urban Mixed Use designation of the TOD Study Area.

- The proposed amendment would increase the site from a FAR of 4.0 to 5.0, and from a maximum height of 20 to 29.
- This change is reflective of developments north on 10 Street while still maintaining the gradual step down in height southward.

 Subject Site



2014

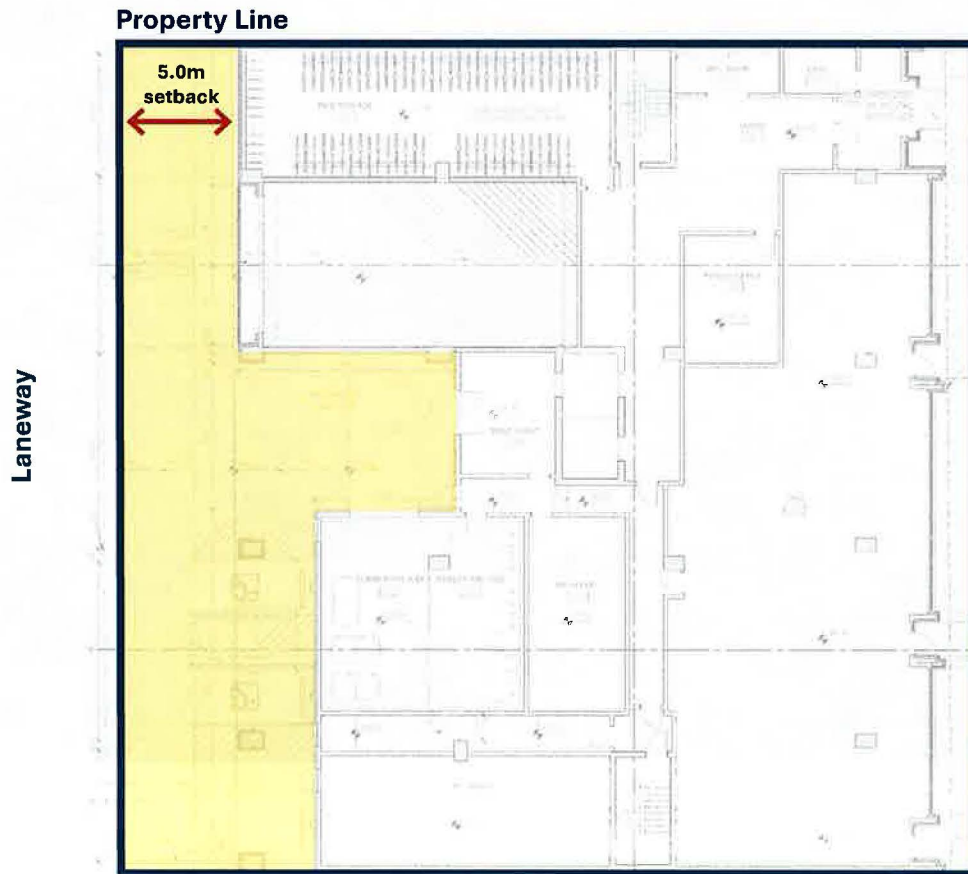


2022

Lane Setback

The proposed development is setback 5 metres from the rear property line.

- This setback is greater at-grade because additional space is required for turning movements in and out of the building.
- This creates a “passing lane” condition in the laneway, improving overall circulation on the lane compared to the previous Kensington Manor.
- Due to Kensington Manor’s parking fencing, the previous setback space was unusable for through-travel.
- The proposed setback will increase the usable lane width by roughly 125%.



Future Condition with ~125% lane width increase

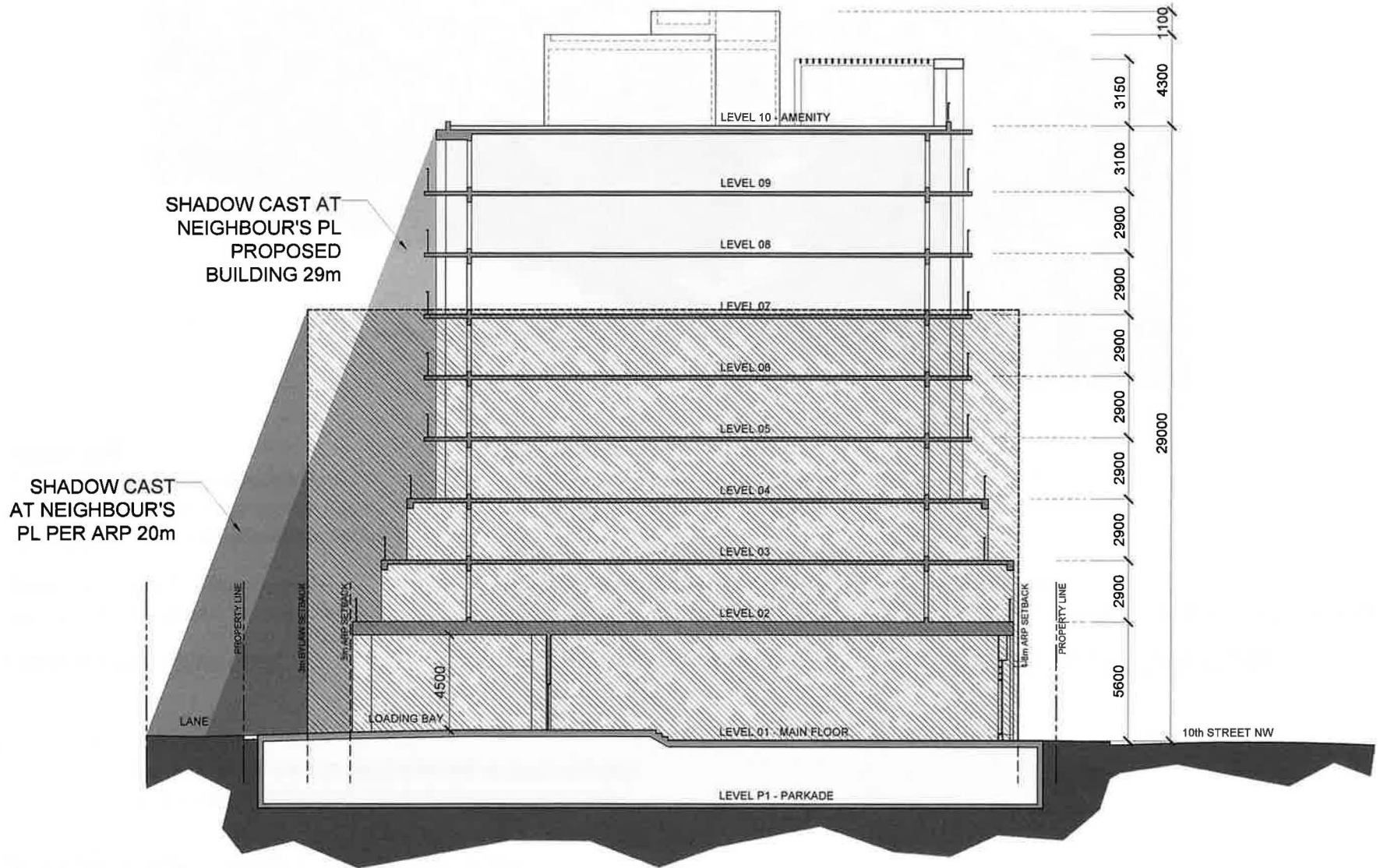
Shadow Study



Shadow Study



Shadow Study



Calgary Planning Commission

Calgary Planning Commission approved the proposed development in a unanimous, 6-0 vote at the June 8, 2023 meeting of CPC. Key CPC commentary is shared below.

Commissioner Hawryluk

- The City should expect smaller buildings to be replaced by larger buildings.
- The ARP does not even adequately plan for the past, let alone the future, if the pre-existing development was non-conforming.

Commissioner Mortezaee

- Public concern with this application is misplaced. The concerns can be addressed, the density is not the issue.
- I hope that the public concern with this application does not derail the development.

Commissioner Tiedemann

- This is a fantastic location for the density proposed.



Engagement Strategy

Tactics



Project Website

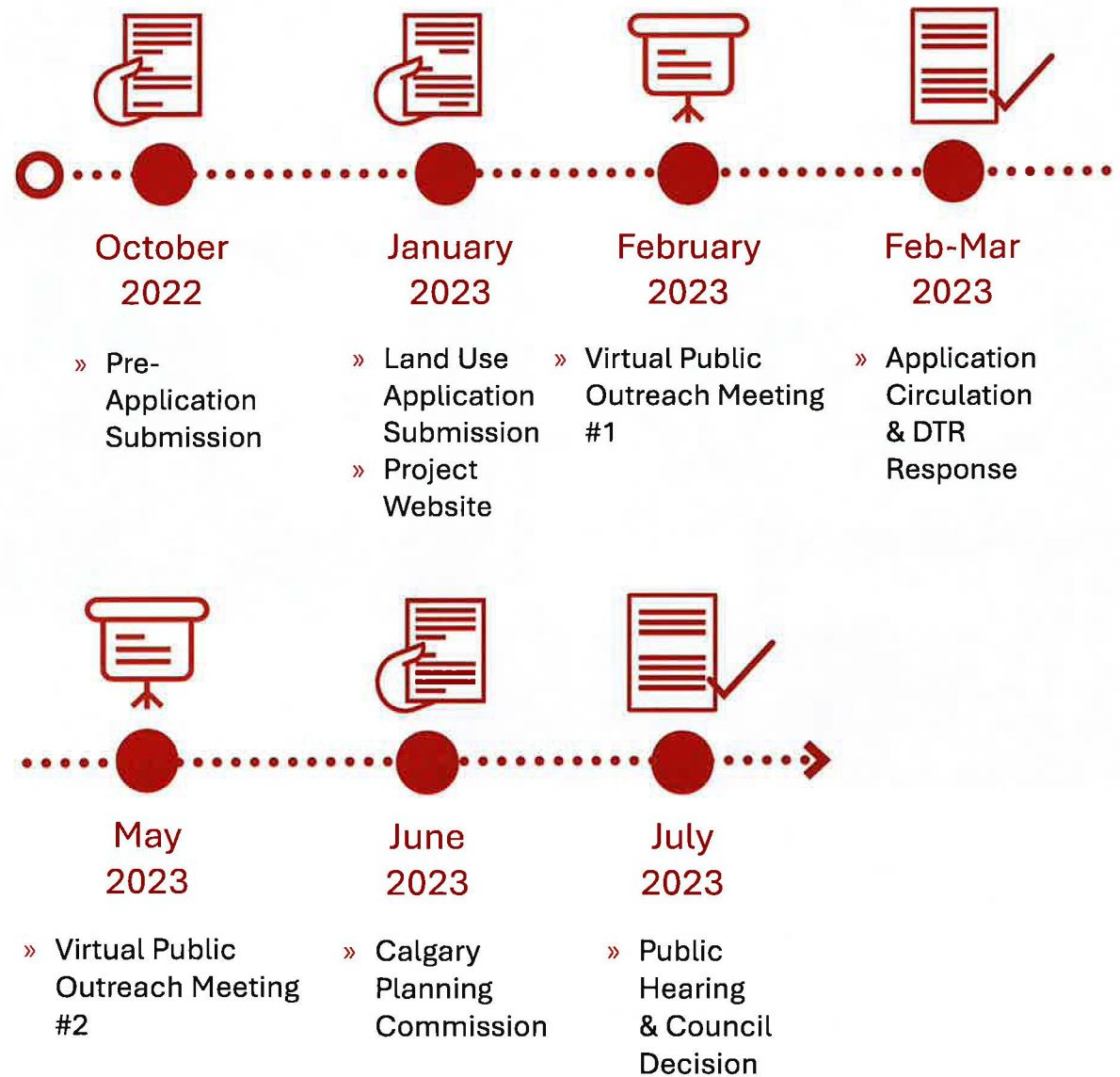


Virtual Meetings



Community Association Presentation

Timeline



Shadow Study

During the fall equinox the proposed development shadows buildings to the west only until 11:20am, similar to the previous Kensington Manor.



Shadow Study

During the fall equinox the proposed development shadows parcels to the west until 12:18pm, similar to the previous Kensington Manor.



Shadow Study

Shadow studies indicate that the impact of the proposed development on neighbouring properties is functionally identical to the existing building to the north.



Shadow Study

During the fall equinox the proposed development shadows buildings to the west only until 11:20am, similar to the previous Kensington Manor.



Shadow Study

During the fall equinox the proposed development shadows parcels to the west until 12:18pm, similar to the previous Kensington Manor.



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