

Development Permit in Sunnyside (Ward 7) at Multiple Addresses, DP2022-05308

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2022-5308 for New: Multi-Residential Development (1 Building) located at 613, 617, 619 and 621 – 9A Street NW (Plan 2448O, Block 4, Lots 30 to 34), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new Multi-Residential Development providing 71 dwelling units in a single, six-storey building (22.5 metres in height).
- The proposed development would advance and align with the goals and policies of the *Municipal Development Plan* (MDP) of encouraging compact urban form, supporting intensification near the primary transit network, and ensuring high quality urban design.
- What does this mean to Calgarians? This application provides more housing options and may promote more efficient uses of existing infrastructure.
- Why does it matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- The design and materials were carefully considered and subject to the conditions attached, the proposal is in alignment with the planning policy in the *Municipal Development Plan, Hillhurst/Sunnyside Area Redevelopment Plan* (ARP), Land Use Bylaw 1P2007 and DC Direct Control District (Bylaw 196D2017), subject to some minor relaxations.
- There is a motion arising from Council approved on 2017 June 12 when the related land use was approved at Council (Report CPC2017-192).

DISCUSSION

This application, located in the northwest community of Sunnyside, was submitted by Minto Communities on behalf of the landowner, Minto (Sunnyside) GP Inc. on 2022 July 27. The site is located less than one block north of the Sunnyside LRT station and is currently vacant. The proposal is for 71 residential units including a mix of 1-bedroom, 2-bedroom, and 2-level loft units. More information is included in the Applicant Submission (Attachment 5). The proposal aligns with the relevant policies of the MDP and the *Hillhurst/Sunnyside ARP*. The proposed development permit plans are included as Attachment 3.

As part of the review process, this application was reviewed by Urban Design Review Panel (UDRP) on 2022 August 14. Comments from UDRP are included as Attachment 4.

A detailed planning evaluation of this application, including location maps, 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

Development Permit in Sunnyside (Ward 7) at Multiple Addresses, DP2022-05308

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. In response, the applicant attended two meetings with the Hillhurst/Sunnyside Community Association, on 2022 May 4, and 2022 September 7. The applicant also ran a website for the project and had ongoing discussions with adjacent landowners. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to relevant public groups, notice posted on-site, and published [online](#).

Administration received one letter of support and three letters that indicated neither support nor opposition to the proposal. All the letters identified the need to upgrade the rear lane adjacent to the development through plantings and additional activation, as well as ensuring the entryway was prominently identified as it will be accessed from the lane.

The Hillhurst/Sunnyside Community Association provided a letter on 2022 September 15 noting the strengths and challenges with the proposal (Attachment 7). While they were supportive of the increased density and overall design, they were also concerned with the laneway activation, noting this was a legacy of the installation of the LRT line to the east of the site.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. In response to the concerns raised, the applicant provided additional landscaping adjacent to the rear lane, as well as enhancements to the entryway of the building. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

The proposed application provides additional housing near transit and local shops and services and enables a more efficient use of the land and infrastructure.

Environmental

To support the goals of the *Calgary Climate Strategy – Pathways to 2050*, this application proposes targeting LEED Gold with the construction of the building. In addition, three parking stalls (9% of the total) will have Level 2 charging for electric vehicles. The site is also located near the Sunnyside LRT station, which achieves the goals of increased density near transit.

Economic

The proposed development permit would provide 71 residential units. The development supports 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.

**Planning and Development Services Report to
 Calgary Planning Commission
 2023 August 17**

**ISC: UNRESTRICTED
 CPC2023-0771
 Page 3 of 3**

Development Permit in Sunnyside (Ward 7) at Multiple Addresses, DP2022-05308

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans
4. Urban Design Review Panel Comments
5. Applicant Submission
6. Applicant Outreach Summary
7. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform