

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Hillhurst at the southwest corner of Gladstone Road NW and 10 Street NW. The site is currently occupied by a ten-storey mixed-use building known as the Theodore. This building was approved in 2019 April 18 by Calgary Planning Commission. The approval included a financial institution along with retail and consumer service uses facing 10 Street NW, which is a Neighbourhood Main Street in the Municipal Development Plan.

The site is approximately 0.23 hectares (0.57 acres) in size and is approximately 61.0 metres wide by 35.0 metres long. The majority of the commercial spaces that front onto 10 Street NW are currently occupied by restaurants and retail uses. A lane exists along the western edge and provides access to the underground parkade, loading and staging areas and two at-grade dwelling units. The site is 150 metres (three-minute walk) from the Sunnyside LRT Station.

The surrounding area is characterized by mixed-use, residential and commercial land uses and developments. Riley Park is located approximately 200 metres (three-minute walk) north of the site and the Bow River and associated regional pathway is approximately 450 metres (seven-minute walk) south of the site. The most western area of downtown Calgary is approximately 800 metres (13-minute walk) south of the site, via the Louise Bridge or the pedestrian bridge under the Red Line LRT tracks.

Community Peak Population Table

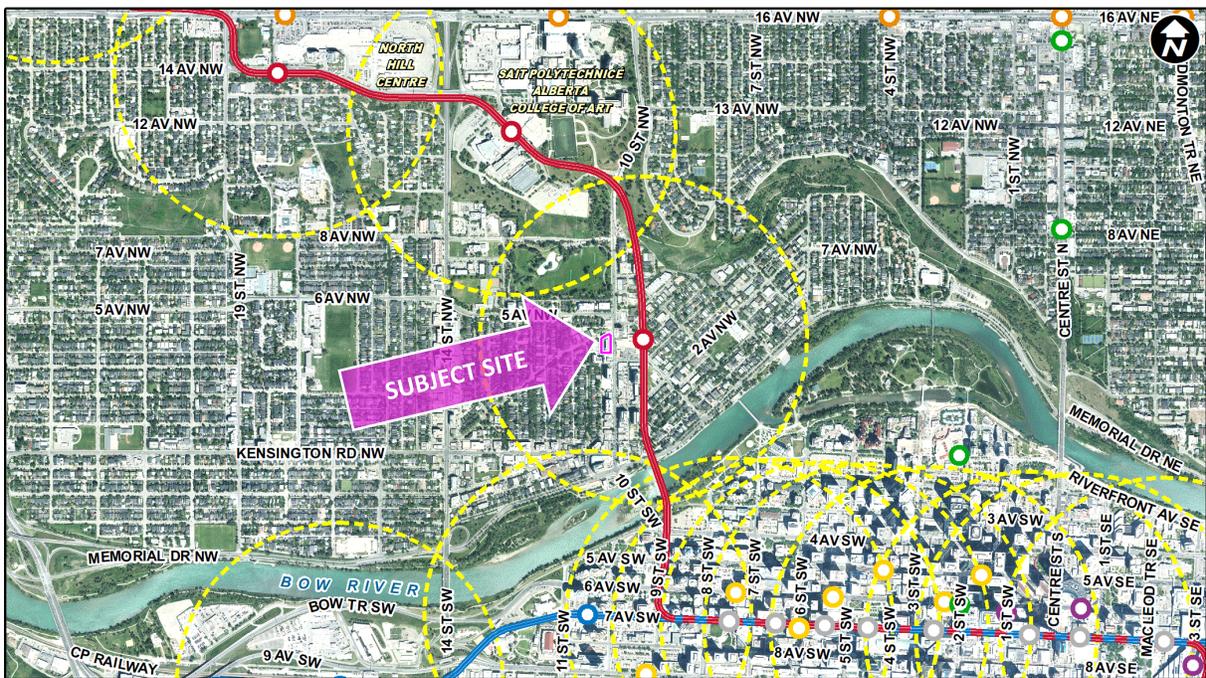
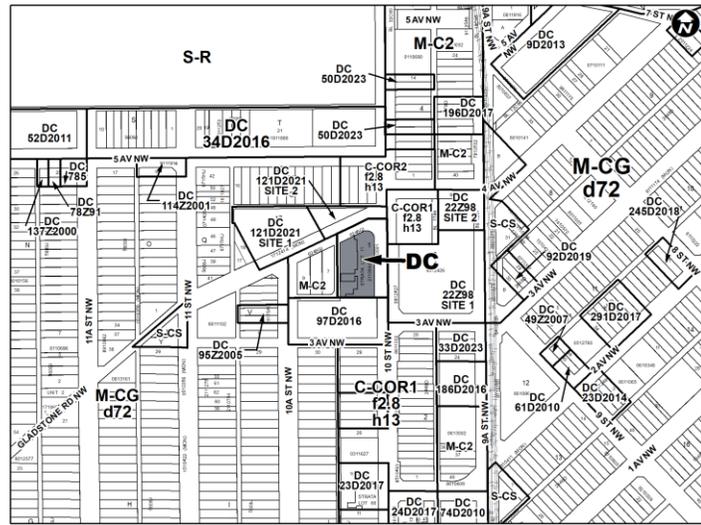
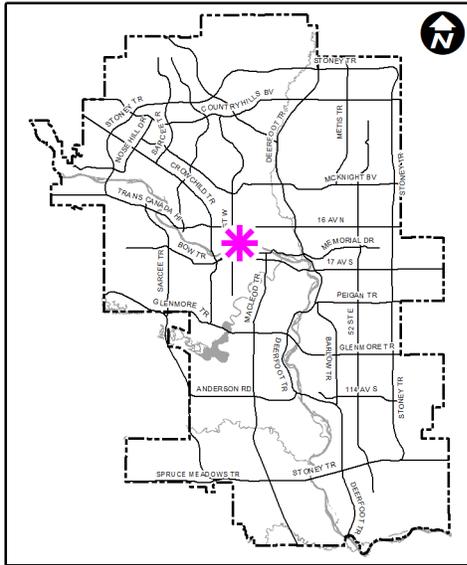
As identified below, the community of Hillhurst reached its peak population in 2015.

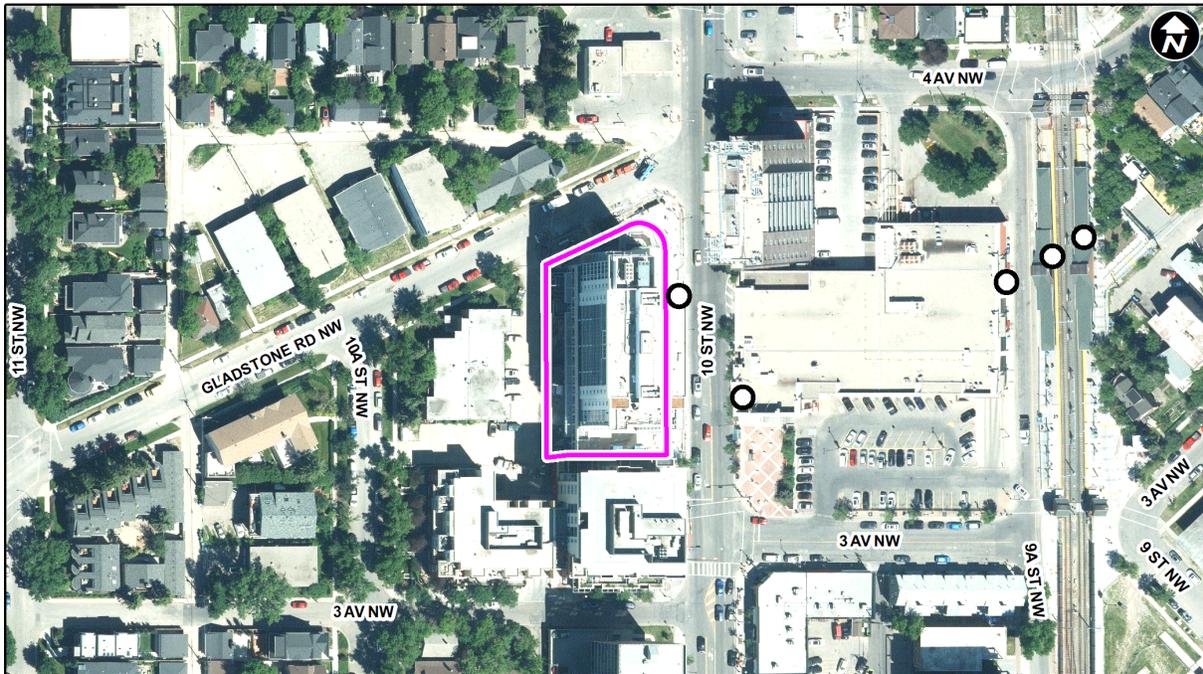
Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2019 Current Population	6,558
Difference in Population (Number)	-179
Difference in Population (Percent)	-2.7%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Hillhurst Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 152D128](#)), based on the Mixed Use – Active Frontage (MU-2) District, promotes mixed-use development with commercial and retail uses at grade and residential above and it is intended to be located along commercial streets. The base MU-2 District includes a rule that limits a Financial Institution to a maximum of 9.0 metres façade width along the street. The existing DC District's intent is to provide for medium density, mid-rise mixed-use development and implement the density bonus provision of the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP).

The proposed DC District amends the existing DC District to include a new section that provides specific rules for a financial institution use with a façade length up to 25 metres (three commercial bays). Other proposed rules in the DC District are intended to enhance the public realm and allow for a more engaging and vibrant interface in an area that otherwise will be a long, unengaging façade. These include:

- A limit to the maximum opaque treatments that could be considered on the windows which are to be of transparent glass to allow for visual integration; and
- requiring the creation of integrated seating areas and/or public art pieces to enhance the public realm and support the vibrancy of the area.

Pursuant to Section 20 of Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary due to the unique characteristics and the need to maintain the density bonus provisions applicable to the site. This proposal maintains the base MU-2 District while allowing for the applicant's intended financial institution use with a wider façade in the existing development. The same result could not be achieved through the use of the existing DC District or a standard land use district in the Land Use Bylaw. In addition, the same outcome would not be achieved through a development permit application because an amendment to the ARP is required, and would require a relaxation to the MU-2 District maximum façade length by approximately 200 percent.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 and 9 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. Rule 9 sets the maximum building height for the development. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that the rules of Bylaw 1P2007 that regulates aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

As noted earlier, the site is occupied by a 10-storey mixed-use development, known as the Theodore, that was approved by Calgary Planning Commission in 2019. When the original development permit was reviewed by the Urban Design Review Panel (UDRP), the approved plans, included seating areas along 10 Street NW, increased window areas and masonry entry accents to enhance the public realm along the main frontage.

A future development permit for this site will implement the provisions of the new DC District, as noted in the land use section above.

Transportation

In the Municipal Development Plan (MDP), 10 Street NW is identified as one of 24 Main Streets. Main Streets are key transportation and commercial corridors that are to be a centre of public life, where people come to live, work and play.

In addition, 10 Street NW is part of the Primary Transit Network in the Municipal Development Plan. The subject site is well served by transit and LRT service. The site is within 150 metres (three-minute walk) of the Sunnyside LRT station and several bus routes located along 10 Street NW including stops for bus Route 4 (Huntington) and Route 5 (North Haven). Access to other bus routes is available in less than 700 metres (11-minute walk) including Route 104 (Sunnyside/University of Calgary), and Route 1 (Bowness/Forest Lawn). Existing on-street bikeways from the Always Available for All Ages and Abilities (5A) Network are adjacent and near the subject site along 10 Street NW and 9A Street NW and from 3 Avenue NW, 4 Avenue NW and 5 Avenue NW.

Pedestrian access to the site is available from existing sidewalks along 10 Street NW and Gladstone Road NW. This parcel is within Calgary Residential Parking Zone "K" and two-hour maximum on-street parking is available along this block northbound near to 4 Avenue NW. With any future redevelopment of the site, vehicular access will be from the rear lane which is accessed from Gladstone Road NW and from 3 Avenue NW.

A transportation impact assessment and parking study was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Site servicing, as well as appropriate stormwater management would be reviewed upon comprehensive redevelopment of the subject parcel. However, such details are not necessary to accommodate a financial institution within the existing building.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendments build on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

In the [Municipal Development Plan](#) (MDP) the subject site is located in an area identified as Neighbourhood Main Street. This typology is located along the Primary Transit Network within the Inner City, and they provide a strong social function and typically supports a mix of uses within a pedestrian-friendly environment.

Some areas, such as the 10 Street NW Neighbourhood Main Street, have a more city-wide draw because of the unique uses present or the quality of the environment. Policies for this area encourage ground-oriented low-scale apartments and mixed-use retail buildings. The proposed DC District aligns with the policies for Neighbourhood Main streets as it includes considerations to support an engaging public realm.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathway to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

In the [Hillhurst/Sunnyside Area Redevelopment Plan](#) (ARP), the site is located in the Transit Oriented Development Area, specifically in the Urban Mixed-Use area. A traditional focus of the Hillhurst/Sunnyside community is the historic and eclectic Kensington commercial area which accommodates a mix of shops, restaurants and services. The area is a regional draw, notably for its pedestrian-friendly character and diverse range of small-scale businesses. Infill development within this area is expected to reinforce the unique character of the street,

emphasizing small-scale retail and pedestrian oriented streetscape design while enabling sufficient density to encourage creation of public amenities and improvements to the public realm.

Policy 3.1.2 (7) clearly limits the frontage for financial institutions as follows: “Commercial uses that do not generate significant pedestrian activity, such as financial institutions, may also locate on the ground floor provided store frontages do not exceed 7.5 metres. The remainder of the commercial area should locate on a second floor, basement, or wrapped behind adjacent retail units.” As shown in Attachment 2, a minor amendment to the ARP is proposed to allow for the proposed façade length for financial institution in the site. With the design provisions which have been included within the DC District bylaw, the application aligns with the purpose and intent of the policies of this ARP.

Riley Communities Local Area Plan

Administration is currently working on the [Riley Communities](#) area planning project which includes Hillhurst and other surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.