

Policy and Land Use Amendment in Hillhurst (Ward 7) at 427 – 10 Street NW and 1107 Gladstone Road NW, LOC2023-0057

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares ± (0.57 acres ±) located at 427 – 10 Street NW and 1107 Gladstone Road NW (Plan 2110644, Block 1, Lot 11; and Plan 2211091, Block 1, Lot 11) from Direct Control (DC) District to Direct Control (DC) District with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 07:**

That Council:

1. Give three readings to **Proposed Bylaw 77P2023** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 200D2023** for the redesignation of 0.23 hectares ± (0.57 acres ±) located at 427 – 10 Street NW and 1107 Gladstone Road NW (Plan 2110644, Block 1, Lot 11; and Plan 2211091, Block 1, Lot 11) from Direct Control (DC) District to Direct Control (DC) District with guidelines (Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023
 September 07:

“The following documents were distributed with respect to Report CPC2023-0944:

- A presentation entitled "LOC2023-0057 Land Use Amendment and Policy Amendment";
- A corrected Cover Report; and
- A revised Attachment 6.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a financial institution with a façade length of up to 25 metres on the ground floor of an existing building.
- The proposal includes design considerations at ground level to minimize the impact to the public realm and is in keeping with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would increase the variety of uses along the Neighbourhood Main Street and allow for public realm features to support the vibrancy of the area.
- Why does this matter? The proposal would enable additional commercial and employment opportunities in addition to small scale local commercial uses generally anticipated along this portion of the Neighbourhood Main Street area.

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- A development permit has not been submitted at this time.
- An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the community of Hillhurst was submitted on 2023 May 10 by O2 Planning and Design on behalf of Graywood Developments Ltd representing the landowner, Graywood 10G GP INC, and with authorization from the Condominium Corporation No. 2211091. The site was redesignated in 2018 to a Direct Control (DC) District (Bylaw 152D2018), to allow for a mixed-use development which has been completed. The proposed DC District would allow for a financial institution with a façade exceeding 9.0 metres along 10 Street NW, which is a Neighbourhood Main Street and part of the Primary Transit Network in the MDP. The proposed DC District includes design considerations to enhance the interface with the public realm and minimize the impact of a wider façade.

The site is surrounded by a variety of uses including commercial, residential and mixed-use developments. As noted in the Applicant Submission (Attachment 4), the proposed land use amendment is required to remove the maximum 9.0 metre façade width restriction contained in the Mixed Use – Active Frontage (MU-2) District, which is the base district of the proposed DC District. The proposed DC District and *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) amendment provides for the intended use with specific provisions included to address street activation, transparency, and vibrancy of the financial institution.

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 with the public/interested parties and respective community association was appropriate. In response the applicant met with the Hillhurst/Sunnyside Community Association on 2023, May 4. The Applicant Outreach summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received five letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- loss of opportunities for other small retail stores in the area;

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- long and blank façade will impact the vibrancy of the area;
- financial institutions are closed evenings and weekends which will impact the vision for the area as noted in the ARP; and
- deviation from the policies in the ARP and the rules in the Land Use Bylaw 1P2007.

The Hillhurst/Sunnyside Community Association (CA) provided a letter dated 2023 May 23, which is included in Attachment 6. The letter includes recommendations from the CA to support their original request to include active uses in the approved development. Recommendations included the following:

- any amendment to the ARP must include a site specific address;
- ground floor glazing to be completely transparent; and
- the DC District should incorporate rules to ensure the frontage of the building remains vibrant.

The Hillhurst / Sunnyside CA submitted a revised letter dated 2023 September 1 acknowledging discussion with Administration and reiterating the understanding that opaque treatment is limited for the window area even if offices and or boardrooms are near the windows. The letter also highlights the fact that rule 11 cannot be relaxed.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The rules included in the DC District provide design features that will address the impact of the lengthy façade on the vibrancy of the street to address the concerns raised by the public and the CA. Specific details on the implementation of the rules will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables larger financial institutions and introduces public realm features for the community and greater area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Planning and Development Services Report to
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Economic

This application would expand the commercial base for future mixed-use development on the subject site. The inclusion of this use will serve and create employment opportunities in the surrounding communities.

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. **Proposed Bylaw 77P2023**
3. **Proposed Bylaw 200D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform