

**Policy and Land Use Amendment in Hillhurst (Ward 7) at 201 – 10 Street NW,
 LOC2022-0227**

RECOMMENDATIONS:

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 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.31 acres \pm) located at 201 – 10 Street NW (Plan 5609J, Block E, Lots 7 to 10) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application proposes to redesignate this site to a Direct Control (DC) District to allow for a mixed-use development up to a maximum height of 50 metres (a maximum of 16 storeys) and a floor area ratio (FAR) of 9.0 with bonus density.
- This proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) which supports an appropriate density, scale and range of uses for development along an identified main street and transit-oriented development area.
- What does this mean to Calgarians? This proposal would allow for more housing close to transit, public amenities and the shops and services available along two Neighbourhood Main Streets.
- Why does this matter? The proposal would make more efficient use of transit along a primary transit network street and locates housing in proximity to services, jobs, parks and pathways to support active mobility options.
- 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 QuantumPlace Developments on behalf of the landowners, Terrigno Investments Inc., on 2022 December 20. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 4) the intent is to develop a mixed-use building with a publicly accessible private plaza at grade.

The subject parcel is approximately 0.12 hectares (0.31 acres) in area and located on the northwest corner of Kensington Road NW and 10 Street NW. The site is located along the Primary Transit Network and is approximately 425 metres (seven-minute walk) from the Sunnyside LRT Station and Safeway grocery store. The site is located at the intersection of two Neighbourhood Main Streets with a variety of shops, restaurants, and services in close proximity. The site is also within 500 metres (eight-minute walk) of downtown Calgary.

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The proposed DC District is based on the Mixed Use – Active Frontage (MU-2) District and proposes a mixed-use development up to a maximum of 50 metres with additional setback rules that mitigate massing and shadowing. With bonusing provisions, a maximum FAR of 9.0 is allowed. The density bonusing provisions in the DC District are in alignment with previously approved DC Districts in the area with a rate of \$20.76 per square metre for the floor area between 2.8 FAR and 5.0 FAR and a rate of \$99.25 per square metre for the floor area between 5.0 FAR and 9.0 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 met with the Hillhurst Sunnyside Planning Committee, launched a project website, delivered information postcards to residences and businesses within 200 metres of the site, provided onsite signage, advertised the project in the Hillhurst Sunnyside Community Association e-Newsletter and Instagram pages, hosted two pop up events on the project site on 2022 November 26 and 2022 December 3, and held a virtual open house using ZOOM on 2022 November 30. The Applicant Outreach Summary can be found in Attachment 5 and the applicant's What We Heard Report can be found in Attachment 6.

City-Led Outreach

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

Administration received 47 letters of opposition, a petition with 275 signatures, and two letters of support. The letters of opposition expressed the following concerns:

- the proposal's impact on the operation of the lane with regard to width, congestion and blind corners;
- the proposed mural and publicly accessible plaza not providing sufficient benefit for the increased scale of development;
- impact of proposal on pedestrians, cyclists, and drivers at the intersection of Kensington Road NW and 10 Street NW;
- height proposed is not in scale with adjacent context and other recent developments;
- shadowing of existing low density residential areas;
- bonus rate does not sufficiently compensate for additional development;
- site is not a significant site in the community and the existing ARP limits additional height to areas that have minimal impact on existing residential areas;

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- parking concerns;
- proposal does not meet the intent of the ARP;
- affordability of units; and
- questions about the methodology of the applicant online survey.

The Hillhurst Sunnyside Community Association responded to the circulation on 2023 February 16 and 2023 November 30 (Attachment 7). These letters listed the strengths and challenges of the proposed land use application. The strengths that were identified included increased density near employment centres and a transit station, and improvements to a high-pedestrian trafficked corner, aligning with the policies of the MDP and the *Calgary Climate Strategy – Pathways to 2050*. The challenges included height and density, policy compliance with the *Hillhurst/Sunnyside Area Redevelopment Plan*, laneway and mobility concerns, as well as the public benefit of the proposed plaza.

The Kensington Business Improvement Area was circulated and expressed no comment.

The land use amendment and a preliminary development concept was reviewed by the Urban Design Review Panel (UDRP). Their comments and the applicant's response are provided in Attachment 8.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed land use district includes additional rules to mitigate massing and shadowing which will be further evaluated at development permit stage. Additionally, the building and site design, lane operation and parking provisions, as well as the implementation of bonusing 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 the primary transit network including the Sunnyside LRT, which aligns with the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Specifically, the application addresses the objective to have 45% of the City's population living within 400 metres of the primary transit network by 2030. The developer has also indicated they are seeking a Built Green certification.

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Economic

Redevelopment of this site would provide additional housing opportunity and support local businesses in the Kensington Business Improvement Area.

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 Amendments to the Hillhurst/Sunnyside Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Applicant What We Heard Report
7. Community Association Responses
8. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform