

Applicant Submission



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October 4, 2023

Calgary Planning Commission
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Re: Submission to Calgary Planning Commission (CPC) - LOC2022-0227

QuantumPlace has been engaged by Terrigno Investments Inc. to submit a land use redesignation proposal for 201 10 Street NW. The intention of the redesignation is to change the current designation from:

- Direct Control (DC) district 33D2013 which operates under a base district of C-COR1 with a height of 26 metres and allows bonusing up to 5.0 FAR to;
- a DC district with a base district of Mixed Use – Active Frontage (MU-2) with a height of 50 metres and allows bonusing of up to 9.0 FAR.

Through iterative discussions with City Administration, this application has been revised to allow a building mass with improved articulation and massing, while facilitating a sensitive transition to the nearby low-density residential.

The site is in close proximity to downtown Calgary, the Sunnyside LRT Station, a grocery store, and the Bow River regional pathway system. The site is also surrounded by a variety of restaurants, retail, and other commercial uses. The site is located along two main streets, 10 St NW and Kensington Road NW. The City of Calgary has identified main streets as important places where citizens come together and connect as a community. Transit-oriented development provides mobility options for people of all ages. Since the subject site is 400 m from the Sunnyside LRT, less than 50 m from 4 bus stops, and within walking distance of downtown, the subject parcel is ideal for the application of greater height and density.

Policy Compliance

This application is in alignment with the intentions of the City of Calgary’s Municipal Development Plan including increasing density in the inner city near transit and amenities.

Amendment to the Hillhurst-Sunnyside ARP

This proposed redesignation will involve an amendment to the ARP. Map 3.2 ‘Maximum Densities’, Map 3.3 ‘Building Heights’, Table 3.1 ‘Minimum & Maximum Densities’ and Table 3.2 ‘Minimum & Maximum Building Heights (In Metres)’ will be amended to accommodate the proposed 9 FAR and height of 50.0 m. The proposed land use redesignation otherwise aligns with the principles and intent of the ARP.



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Calgary Climate Strategy

The Calgary Climate Strategy also encourages the efficient use of land and a transition to a denser, more compact city to minimize travel distances (less fuel consumption) and support multi-modal alternatives. The proposed application would allow more residents to meet many of their daily needs by walking, bicycling, or riding transit. Intensification on the subject parcel is appropriate as it offers access to transportation options, daily services and recreational facilities within walking distance.

Shadowing

The revised setbacks have resulted in a massing that reduces the impact of shadows on the surrounding neighborhood. An amended shadow study has been included with this resubmission delineating the shadows at 10 am, 12 pm and 4 pm on September 21.

DC Rationale

The increased height and FAR proposed in this application requires a Direct Control (DC) District based on MU-2. This application has proposed a two-tier rate structure to recognize bonus density beyond the current ARP policy. A bonusing rate of \$20.76/m² from 2.8 FAR to 5 FAR and for gross floor area beyond 5 FAR, a rate of \$99.25/m² up to 9 FAR is being proposed. The proposed DC district will accommodate the development of a publicly accessible private amenity area (plaza) where the allowable bonus floor area in square metres is achieved based on a bonusing formula. The language in the proposed DC district also specifies key setbacks that will mitigate shadowing – while allowing flexibility to develop a highly articulate and captivating built form that maintains the intended height and FAR of this application.

Community Benefits

The plaza proposed in this application is envisioned to be a community gathering space and will revitalize the currently under-utilized northwest corner of 10 Street and Kensington Road. It will convert what is currently private vehicle parking into a useable space that facilitates public activities, becoming a focal point for casual and formal community gathering that is currently lacking in the immediate area. The conversion of the walled private vehicle parking will also provide a significantly improved public realm with more room for pedestrians adjacent to a vehicle intersection vs today's 1.2 metre monowalk with numerous obstacles blocking pedestrian access.

The proposed plaza is located in one of Hillhurst-Sunnyside's most prominent corners, providing a gateway into the community from downtown. By providing comfortable seating, shade, greenery, artwork, a variety of textures and visually interesting paving, this becomes a venue for the residents of Hillhurst, Sunnyside and the surrounding communities to congregate. Commercial and retail uses will embrace the plaza and will activate the edges of



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the plaza, 10th Street and a portion of the lane which will enable a more contiguous main street, improve vibrancy, and further improve the pedestrian experience in the area.

Engagement

The QuantumPlace team met with the Hillhurst Sunnyside Planning Committee (HSPC) and presented a “pre-application” of the proposed land use application. This presentation included an overview of the application and engagement strategy. At the HSPC’s suggestion, the applicant team enhanced their engagement strategy with two pop-up events held on the subject site to garner more comprehensive feedback on the development. QuantumPlace also held an online open house which was advertised via HSCA social media and has kept in touch with the HSCA to provide them with updates on the team’s progress on the project. An engagement report was submitted in support of this application and shared with the HSCA and The City.

Conclusion

Given The City’s goal of increasing density in established communities and the pattern of increasing heights along main streets in the recently completed multi-community Local Area Plans, this site is appropriate and in a key location for increased height and density.