



QuantumPlace[®]

CONSULTING

**Kensington Land Use Redesignation
LOC2022-0227**

Public Hearing
February 6, 2024

Land Use Amendment

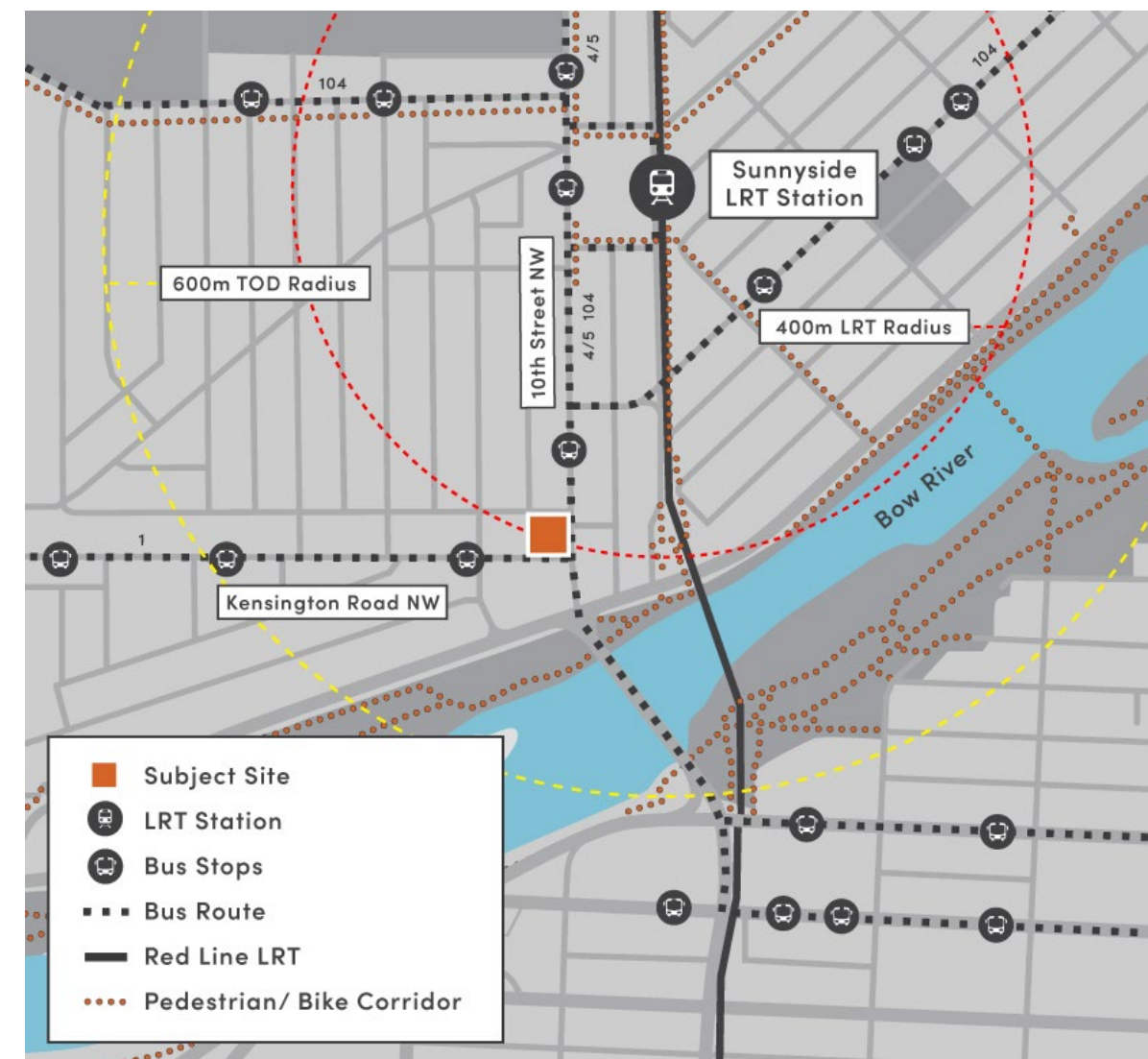
201 10 Street NW in Kensington (LOC2022-0227)

- DC based on MU-2
- FAR of 9.0 (with bonusing)
- Maximum height of 50 m (max. of 16 storeys)
- Density bonusing contribution equivalent to previously approved nearby applications



Application Context

- Within 400 m of LRT
- Walking distance to Downtown and regional pathways
- Located at the confluence of two Main Streets
- Proposed development will improve pedestrian flow and circulation at a key intersection



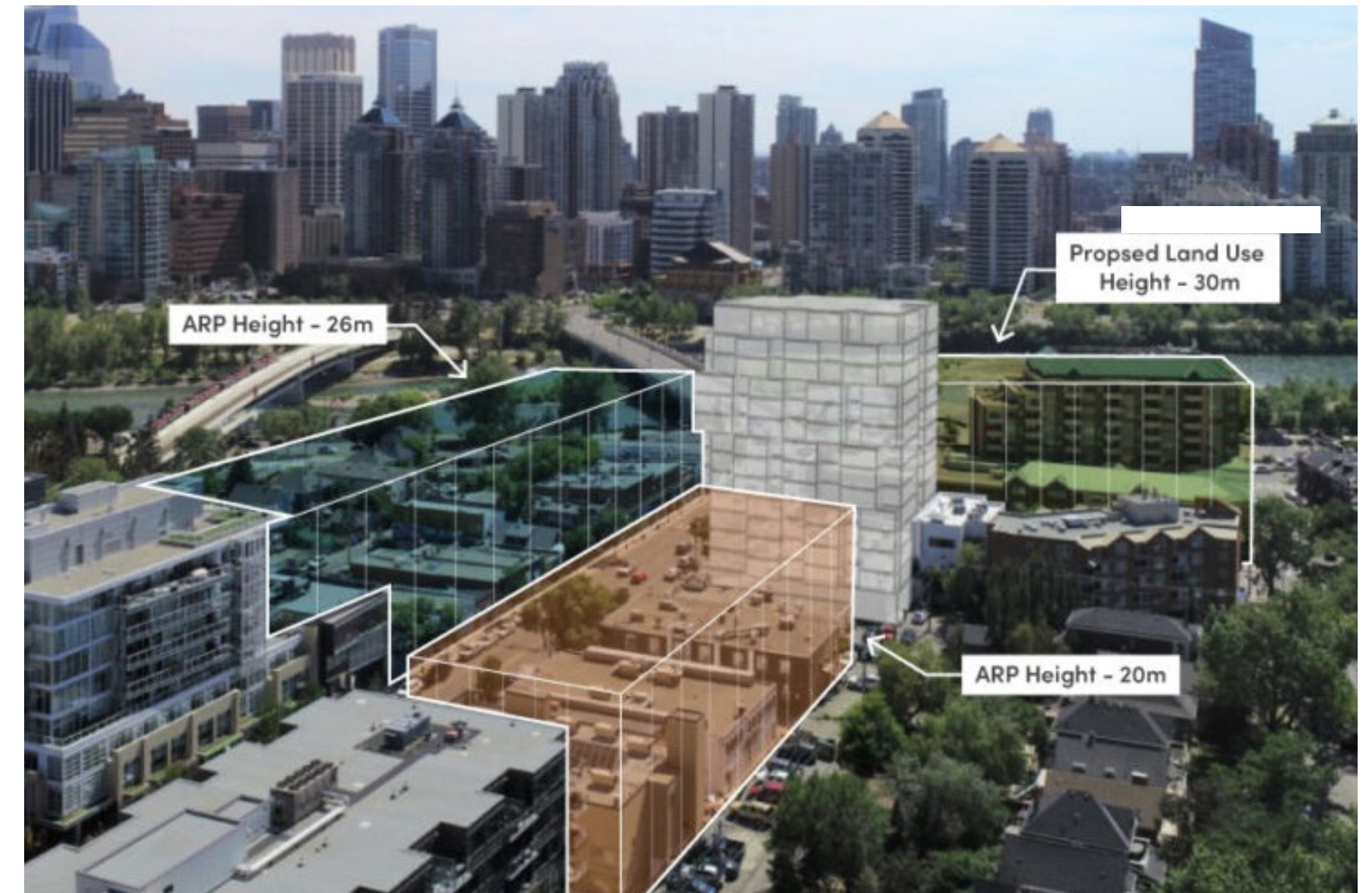
Community Engagement

Engagement Context for LOC2022-0227

- Met with the Hillhurst Sunnyside Planning Committee on October 6, 2022;
- Postcards to adjacent neighbours advertising the pop-up events, website, survey and open house;
- Hosted two on-site pop-up events;
- Hosted an online open house;
- Conducted an online survey; and
- Project website
- Attended a follow-up meeting with the Hillhurst Sunnyside Planning Committee & City Administration on January 15, 2024.



**325+ Community
Engagement Touch Points**



The above image depicts currently adopted ARP heights, the draft Riley LAP proposes higher heights for 10 Street NW and Kensington Road. This graphic was displayed on QuantumPlace's online engagement platform for the project.



Community Engagement

Revised Massing

The resubmission in response to Administration and public feedback included revisions to the massing.

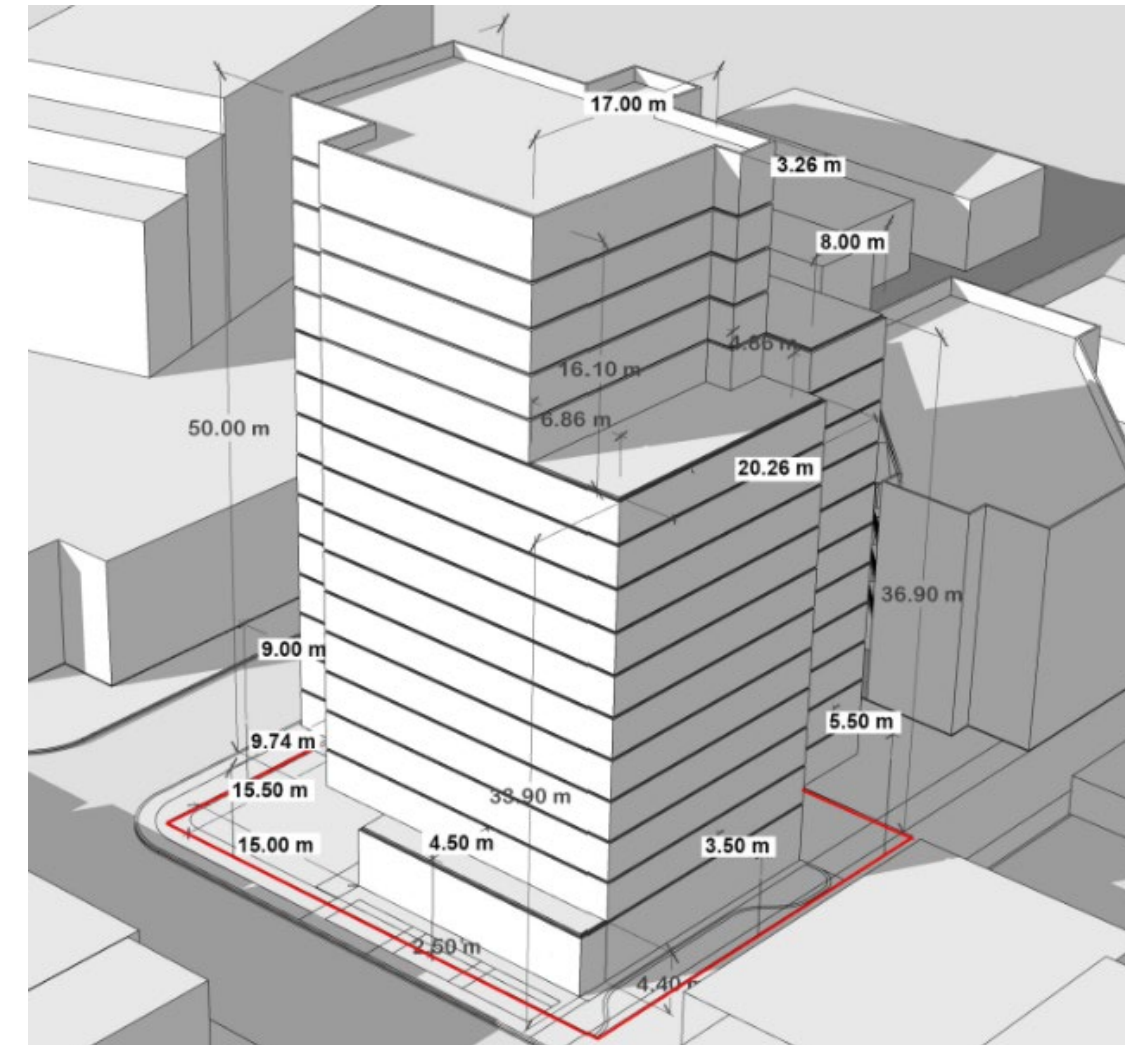
The revisions addressed the following:

- A more sensitive transition to low density districts;
- Reduced shadow impacts on surrounding properties;
- Improved articulation; and
- Definition of the public plaza to be provided at-grade.

Revised Shadow Study

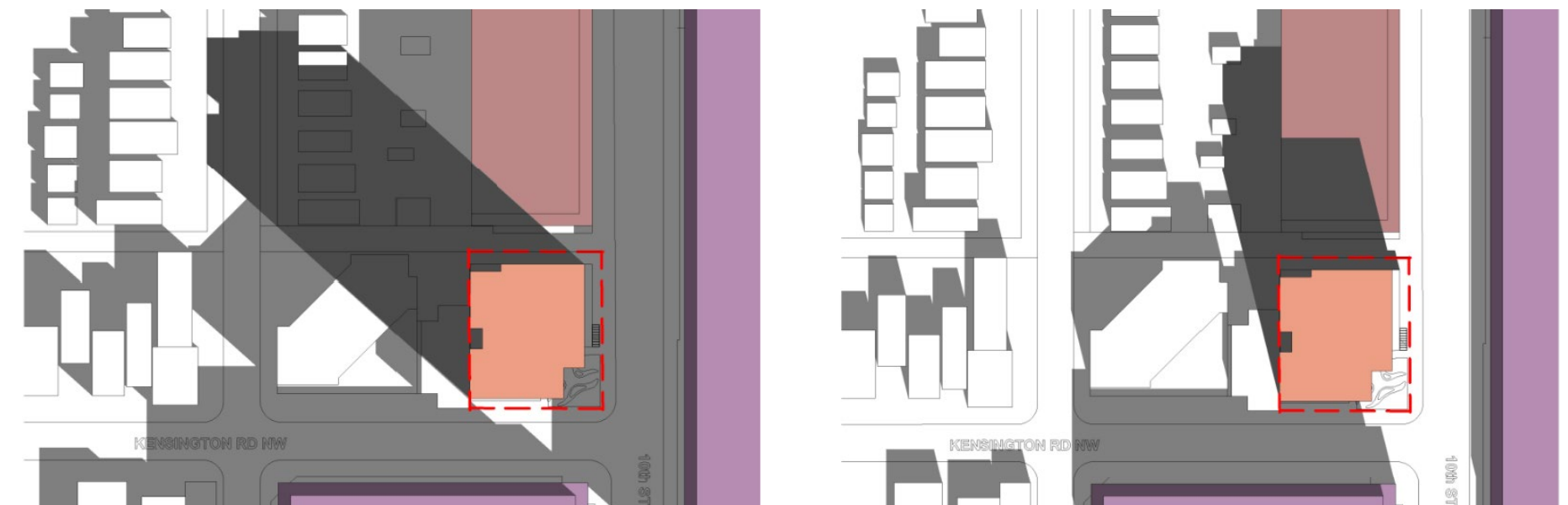
- Shadow impacts are limited to 2 hours in the morning.
- Shadowing was reduced from the initial submission limiting the street and the number of properties impacted along 10A Street NW.

Applicant Massing Utilized to Inform DC District



50 meters, 9.0 FAR (looking Southwest)

Shadow Study



March 21, 10 AM

March 21, 12 PM



Intent of DC District

The proposed DC Bylaw has been crafted to allow:

- for flexibility in design at-grade during future DP stages;
- to require minimum setbacks along the lane to address circulation for the lane and future building;
- To require stepbacks that outline a transition to surrounding buildings and reduce shadow impact on 10A Street NW; and
- Ability to bonus via either the HSCA Amenity Fund or urban design improvement i.e the plaza.

UDRP also reviewed this application and supported:

- The removal of the existing barriers along Kensington Road NW and 10 Street NW.
- The increase in height and density, as it will promote densification and vibrancy in the area.
- The extension of the City sidewalk along the frontages of Kensington Road NW and 10 Street NW and enhanced pedestrian interface.
- The overall legibility of the design.



Conceptualization of the public plaza





Thank You.

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