

Development Permit in Sunnyside (Ward 7) at 1015 – 3 Avenue NW, DP2023-05573

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2023-05573 for a New: Multi-Residential Development (1 building) at 1015 – 3 Avenue NW (Plan 2311712, Block 2, Lot 41), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new multi-residential development providing 158 dwelling units in a 15-storey building (50 metres in height) that includes a historic commemorative element in its design.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan (MDP)* and *Hillhurst/Sunnyside Area Redevelopment Plan (ARP)* including supporting higher residential densities in areas that are well-served by existing infrastructure, public amenities and transit.
- What does this mean to Calgarians? This development would provide more housing options in close proximity to primary transit, two Neighbourhood Main Streets and local amenities.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- The design and materials of this proposed development were carefully considered and is in general alignment with the Land Use Bylaw 1P2007 and Direct Control (DC) District (Bylaw 33D2023), subject to minor relaxations.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This development permit application, located in the northwest community of Sunnyside, was submitted by LOLA Architecture on behalf of the landowner, JEMM Kensington Ltd., on 2023 August 13. The approximately 0.11 hectare site is located on the southwest corner of 9A Street NW and 3 Avenue NW, directly adjacent to the Sunnyside LRT Station and one block east of the 10 Street NW Neighbourhood Main Street. The south portion of the site is currently developed with a 2.5 storey multi-residential building, while the north portion of the site is developed with a two storey multi-residential building known historically as Wellington Terrace (currently the Lunenberg Apartments). The Inventory of Evaluated Historic Resources includes Wellington Terrace as a historic resource.

The development permit proposes a total of 158 dwelling units, consisting of a mix of studio, one-bedroom and two-bedroom units in a 15-storey building. Refer to Development Permit Plans (Attachment 3) and the Applicant Submission (Attachment 4) for further information.

As part of the review process, this application was reviewed by the Urban Design Review Panel (UDRP) on 2023 October 04. The applicant has refined the design to respond to some of UDRP's recommendations and provided written rationale in response to others. The applicant's response to UDRP comments is included in Attachment 5.

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A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

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 development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. In response, the applicant attended a meeting with the Hillhurst Sunnyside Community Association on 2024 January 04. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Administration received three letters of opposition, one letter of support and two impartial letters from the public.

The letters of opposition included the following areas of concern:

- obstruction of views;
- request for additional building setbacks;
- desire for more tree planting;
- functional lane width and waste and recycling collection obstructing the lane;
- proposed in-suite bicycle parking is not viable;
- rear lane safety and activation;
- accommodating parking & loading for delivery vehicles;
- increasing pedestrian safety with 3 Avenue NW Streetscape Improvements project; and
- proliferation of short-term rentals.

The letter of support included the following comments:

- location is an ideal candidate for density opposite a C-train station; and
- the proposed development will increase housing supply.

The Hillhurst Sunnyside Community Association (CA) provided a letter in response to the application on 2023 October 7 highlighting strengths, weaknesses and opportunities of the proposal.

With respect to strengths, the CA noted the variety of dwelling unit configurations.

With respect to weaknesses, the CA noted the following:

- resident vehicle parking stalls and main floor storage lockers in place of additional class 1 bicycle parking stalls;

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- 81 Class 1 bicycle parking stalls proposed as in-suite ‘gear walls’; and
- exterior building architecture.

With respect to opportunities, the CA noted the following:

- addition of bicycle repair station;
- additional glazing in several key areas;
- activation of the southwest corner; and
- addition of mural to be located along west wall at ground level.

In response to Community Association feedback and Administration’s review, the applicant amended the proposal to: locate all Class 1 bicycle parking stalls in the parkade; add additional glazing, public art, and lighting along the west (lane facing) façade; and, incorporate a bicycle repair station as part of the DC District requirements for motor vehicle parking stall reduction. An updated letter from the Hillhurst Sunnyside Community Association was provided on 2024 January 09. The original (2023) and updated (2024) Community Association response letters are both included in Attachment 7.

The Kensington Business Improvement Area (BIA) replied to Administration’s standard circulation form and indicated no comment. The BIA did not provide an additional response at the time of writing this report.

Comments from Heritage Calgary were received during multiple circulations of this application. A copy of their latest letter from 2024 February 28 is included in Attachment 8. Their comments include:

- endorsement of the heritage plaque placement adjacent to the main entrance, facing 3 AV NW, making it visible to passers-by;
- request that the location and size of the plaque be confirmed in the development permit plans; and
- continued encouragement that additional references to the existing historic resource be explored.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. The proposed development aligns with the Transit Oriented Development Area policies of the *Hillhurst/Sunnyside Area Redevelopment Plan*, and building height and massing are in accordance with the directions of Council and the approved DC District. Following Calgary Planning Commission, Commission’s decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This development would provide additional housing in a location well served by existing infrastructure and in close proximity to services and transit.

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Environmental

The application provides greater density in proximity to primary transit, proposes 13 electric vehicle-capable parking stalls and includes a ratio of 1.0 secure bicycle parking stall per dwelling unit. These measures support Program F and Program G of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed development would provide 158 residential dwelling units, which supports the local businesses in the Kensington Business Improvement Area. The proposal also provides additional opportunities for highly transit accessible housing options close to downtown and other employment areas along the LRT line.

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. Conditions of Approval
3. Development Permit Plans
4. Applicant Submission
5. Applicant Response to Urban Design Review Panel Comments
6. Applicant Outreach Summary
7. Community Association Response
8. Heritage Calgary Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform