

**Policy and Land Use Amendment in Sunnyside (Ward 7) at 1020 – 2 Avenue NW,
 LOC2024-0030**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0651) to the 2024 July 16 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares ± (0.89 acres ±) located at 1020 – 2 Avenue NW (Plan 8610964, Block 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a Direct Control (DC) District to allow for multi-residential development up to a maximum of 26 metres (six storeys) in building height and a floor area ratio (FAR) of 4.0.
- The proposal allows for an appropriate increase in housing diversity and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application will provide more housing options for inner-city residents with access to various transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal will enable transit-supportive multi-residential development, supporting citywide climate and housing affordability objectives.
- An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Sunnyside, was submitted on 2024 February 2 by O2 Planning and Design on behalf of Attainable Homes Calgary and the landowner, The City of Calgary. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 4) the applicant intends to develop a multi-residential building as affordable housing on the subject site.

The approximate 0.36 hectare site is located at the northwest corner of 9 Street NW and 2 Avenue NW, directly southeast of the Sunnyside LRT Station. Shops, services and amenities are located in close proximity. The subject site is vacant with a temporary use for outdoor event space currently located on the parcel. The site is currently designated as the Multi-Residential –

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Contextual Grade-Oriented (M-CGd72) District, which allows a maximum height of 12.0 metres and maximum density of 72 units per hectare.

The DC District (Attachment 3) is based on the Multi-Residential – High Density Low Rise (M-H1) District. The DC District proposes that affordable housing and publicly accessible private open space would meet the density bonusing requirement of the ARP. A minor ARP amendment is required for the density bonus proposal. (Attachment 2).

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 relevant public groups and the Hillhurst/Sunnyside Community Association (CA) was appropriate. The applicant undertook outreach in a variety of methods including on-site signage, a project website and meeting with the CA. The applicant outreach summary can be found in Attachment 5.

City-Led Outreach

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

Administration received 11 letters of opposition and two letters of support. The letters of opposition stated concerns regarding:

- loss of art, culture and community space;
- increased building height and impacts to views and shadowing;
- impact to pathway connecting Sunnyside LRT station to Memorial Drive;
- increased traffic and parking demand in the community;
- privacy impacts; and
- loss of community character and decreased property values.

The letters of support highlighted the need for affordable housing in the neighbourhood and Calgary as a whole. The proposed land use amendment to facilitate affordable housing development was seen as a positive contribution to help address the housing affordability crisis.

Administration received a letter from the CA on 2024 March 27. A number of strengths, weaknesses and opportunities regarding the application are detailed within the letter (Attachment 6). Noted strengths include the proposal for zero motor vehicle parking and provision of class 1 bicycle parking. A noted weakness was that the proposed FAR of 4.0 should

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be increased to provide more affordable housing. Noted opportunities include live/work units on the ground floor and to include space for community gathering. The CA requests that the DC District contain provisions to support affordable housing.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it provides for residential development in a building form that is compatible with the adjacent area. The detailed design of the development will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment and policy amendment 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

This proposal provides a future framework for affordable housing development. The future development will enable a more efficient use of land and infrastructure and support surrounding uses and amenities. The publicly accessible private amenity space adjacent to the Sunnyside LRT station will continue contributing to the amenities of the area.

Environmental

This application includes specific measures as part of the proposed DC District, which align with the *Calgary Climate Strategy – Pathway to 2050* (Program H).

Economic

The proposed redesignation would enable the development of additional residential units which would support local businesses and transit infrastructure in the 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 Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Hillhurst Sunnyside Community Association Response

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2024 June 20**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform