

**Development Permit in Hillhurst (Ward 7) at 321 – 10 Street NW, DP2023-05567**

**RECOMMENDATION:**

That Calgary Planning Commission APPROVE Development Permit DP2023-05567 for a New: Dwelling Unit, Retail and Consumer Service (1 building), Sign - Class B (Fascia Sign - 3) at 321 – 10 Street NW (Plan 5609J, Block J, Lots 21 to 24), with conditions (Attachment 2).

**HIGHLIGHTS**

- This application proposes a new nine-storey mixed-use building (28.4 metres in height) that includes 88 dwelling units and main floor retail space.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan* (MDP) and the *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 and services on a Neighbourhood Main Street in close proximity to primary transit service 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 alignment with the *Land Use Bylaw 1P2007* and Direct Control (DC) District (Bylaw 122D2023), subject to minor relaxations.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, in the northwest community of Hillhurst was submitted by NORR on behalf of the landowner, 2473853 Alberta Inc. (Amble Ventures), on 2023 August 12. The approximately 0.14 hectare (0.34 acre) site is located mid-block on the west side of 10 Street NW between 3 Avenue NW and 2 Avenue NW, and is approximately 200 metres (a four-minute walk) southeast of the Sunnyside LRT Station. The subject site is the location of the former Kensington Manor apartment building, which was condemned in 2017 November and demolished in 2020 May.

The development permit proposes a nine-storey mixed-use building comprised of three commercial spaces at-grade and 88 dwelling units, consisting of a mix of one-bedroom and two-bedroom units. The proposal aligns with the relevant policies of the MDP and the ARP. 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 September 27. The applicant refined their design to respond to some of UDRP's commentary and provided written rationale in response to others, to the satisfaction of Administration. The applicant's response to UDRP comments is included in Attachment 5.

**Development Permit in Hillhurst (Ward 7) at 321 – 10 Street NW, DP2023-05567**

A detailed planning evaluation of this application, including location maps, 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 development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public/interested parties and the community association was appropriate. In response, the applicant attended a virtual meeting with the Hillhurst Sunnyside Community Association's Planning Committee on 2023 November 02. 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- building as proposed does not fit in with the established character of the community;
- proposed massing of building too severe, and suggestion of replacement of terraces on floors 2-4 with balconies to help reduce massing;
- lack of public area (e.g. plaza, corridor) that contributes to the surrounding community public realm;
- challenges with the functionality of the laneway given its narrow width (4.5 metres);
- accommodating parking and loading for delivery vehicles; and
- privacy of properties west of laneway from the units/terraces/balconies facing west.

The Hillhurst Sunnyside Community Association (CA) was circulated twice on this application. They provided two letters in response to the application, the first received on 2023 September 22 and the second received on 2023 December 27. The full CA response letters are included in Attachment 7.

Both submissions highlighted strengths, weaknesses and opportunities of the proposal. With respect to strengths, the CA noted the following:

- residential bike storage and commercial units on the ground level;
- privacy measures and reduction of massing of the building; and
- that the development will add needed housing to the community.

With respect to weaknesses, the CA noted the following:

- limited rear laneway activation;

**Development Permit in Hillhurst (Ward 7) at 321 – 10 Street NW, DP2023-05567**

- encroachment of the proposed customer/visitor surface parking stalls at the rear of the building into the 5 metre rear property setback;
- reduction to vehicle parking provision without more substantial bicycle parking stall – class 1 provision that would be directly accessible for residents; and
- the provision of more than 33 parking stalls, which may encourage more residents to use their personal vehicle and thereby increase traffic within the community.

In response to CA feedback and Administration's review, the applicant amended the proposal to:

- revise visitor parking located adjacent to the laneway;
- enhance the secondary resident entrance, including glazing;
- add bicycle parking stalls – class 1;
- add seating areas integrated adjacent to landscape plantings along 10 Street; and
- add landscaping, bicycle parking, and improve resident access from the laneway.

The Kensington Business Revitalization Zone (BRZ) replied to Administration's standard circulation form and indicated no comment. The BRZ did not provide any additional response at the time of writing this report.

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 ARP and building height and massing align with the direction of Council provided through 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 and services in a location well served by existing infrastructure and in proximity to services and transit.

### **Environmental**

The proposed development would provide greater density in proximity to primary transit. It proposes four electric vehicle (EV) parking stalls and includes 76 secure bicycle parking stalls, which exceeds bylaw requirements by 32 stalls. These measures support Program F and Program G of the *Calgary Climate Strategy – Pathways to 2050*.

### **Economic**

The proposed development would provide 88 residential dwelling units and three commercial spaces, which supports the local businesses in the BRZ. The proposal also provides additional opportunities for highly transit accessible housing options close to downtown and other employment areas along the LRT line.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 May 23**

**ISC: UNRESTRICTED  
CPC2024-0486  
Page 4 of 4**

**Development Permit in Hillhurst (Ward 7) at 321 – 10 Street NW, DP2023-05567**

**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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform