



# Public Hearing of Council

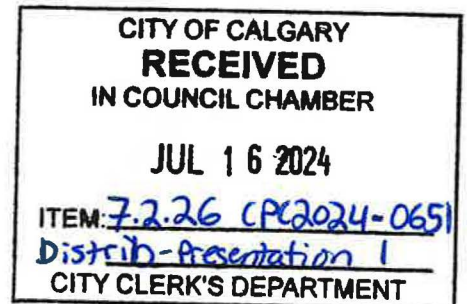
Agenda Item: 7.2.26

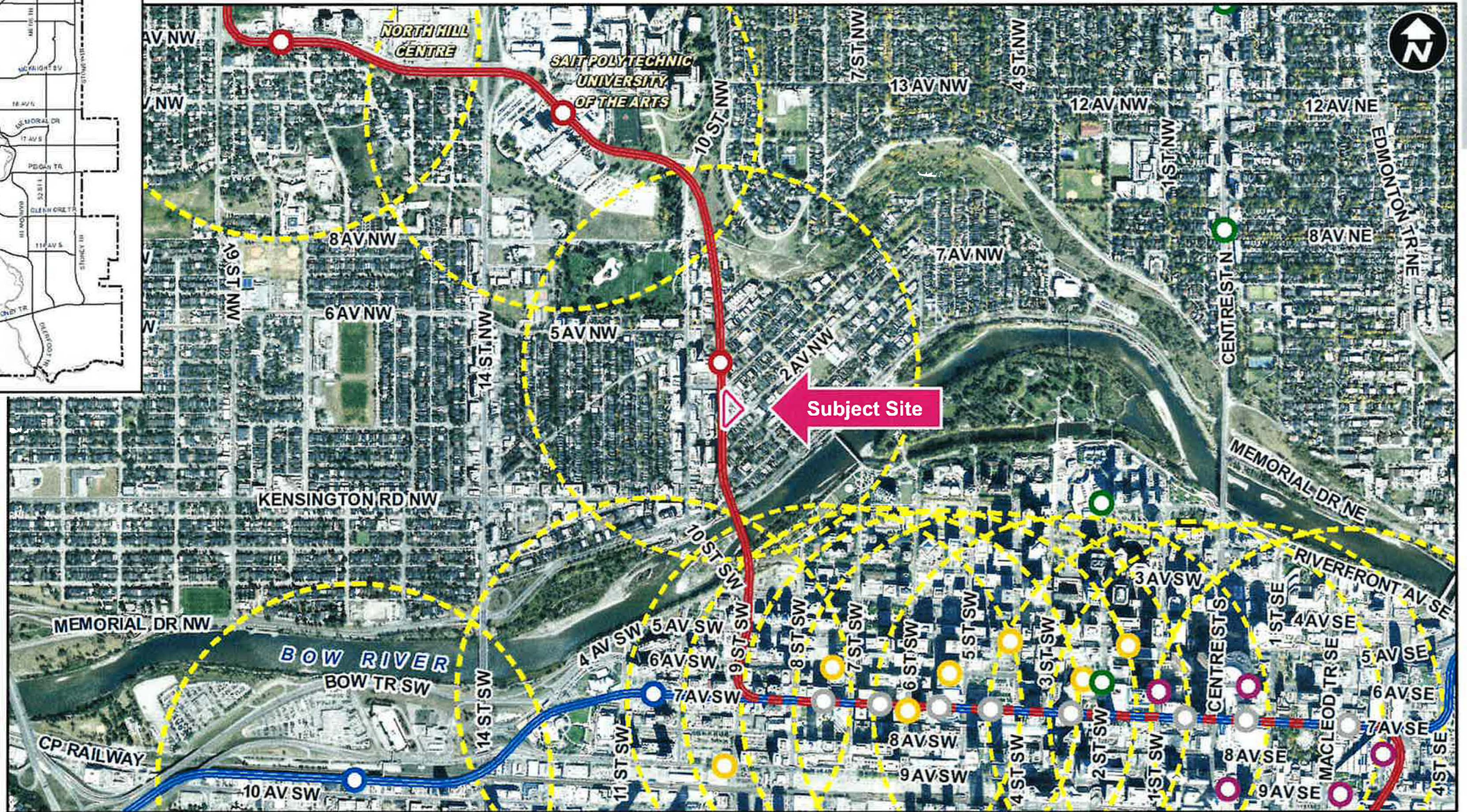
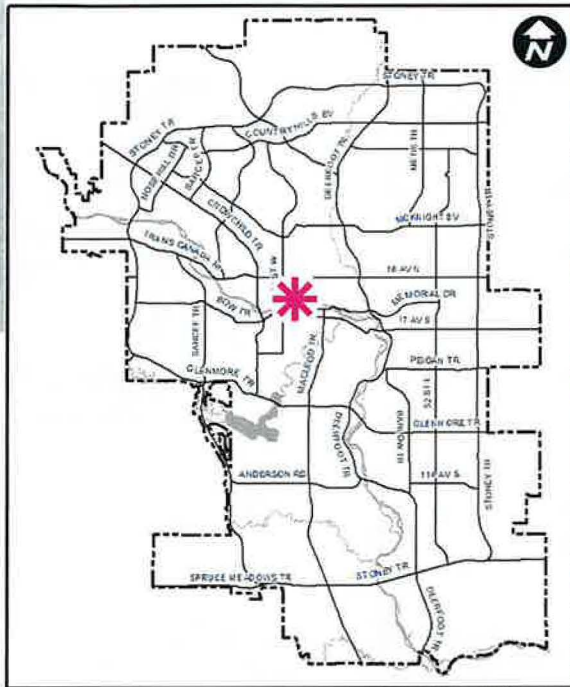


## LOC2024-0030 / CPC2024-0651

### Land Use Amendment

July 16, 2024



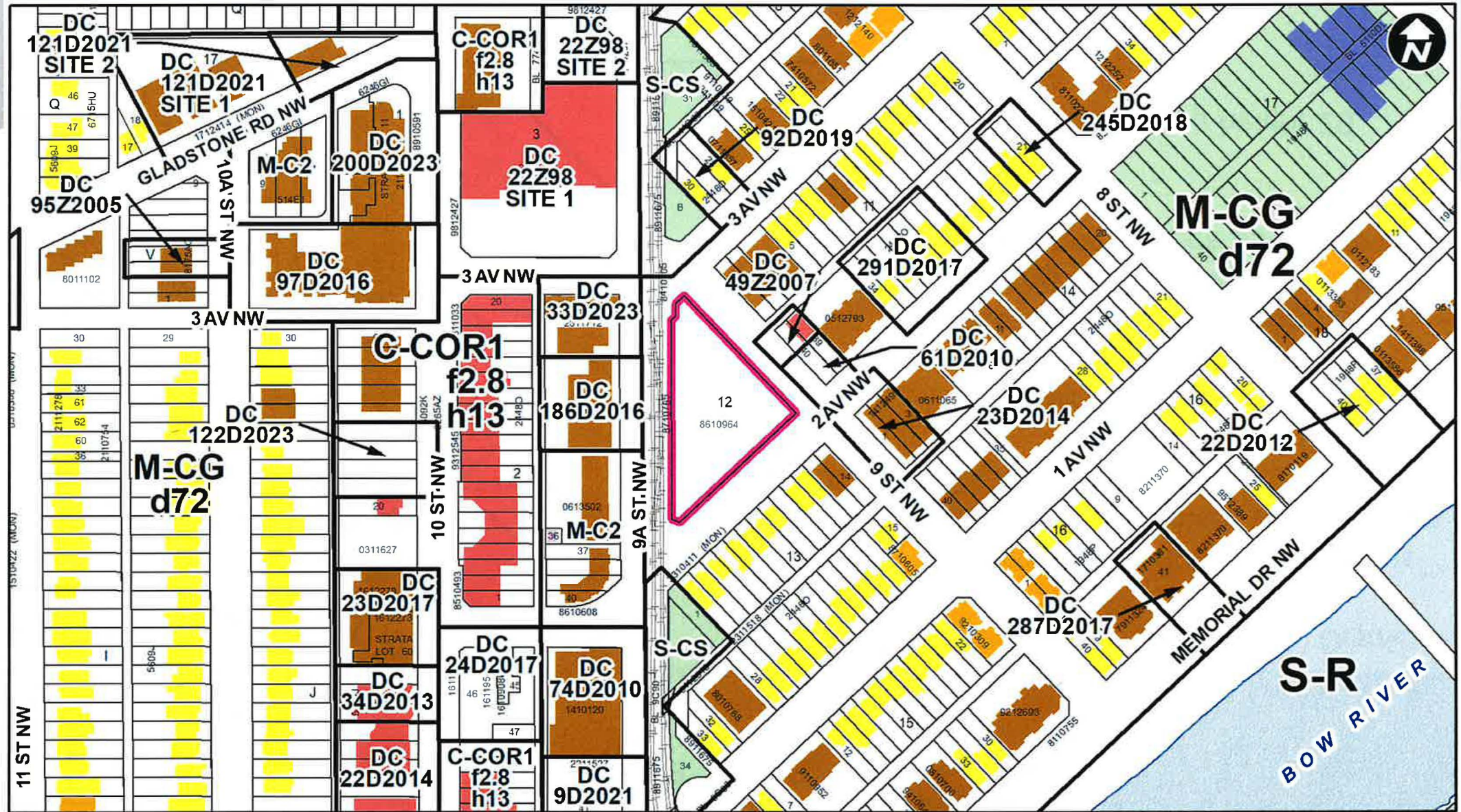


**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

**LEGEND**

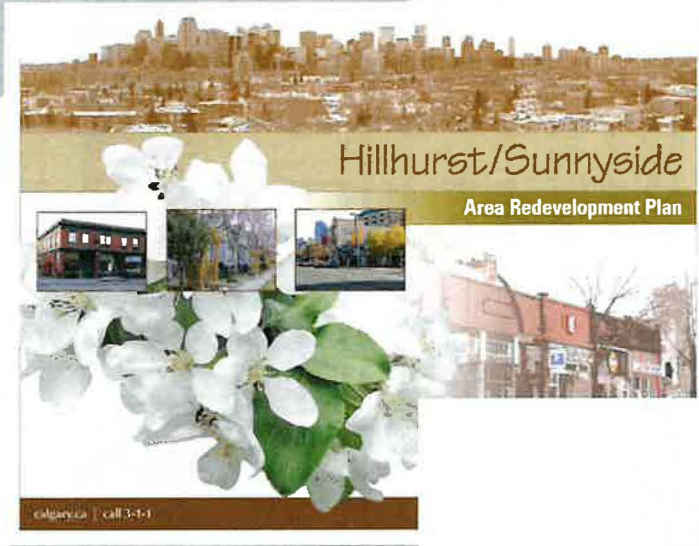
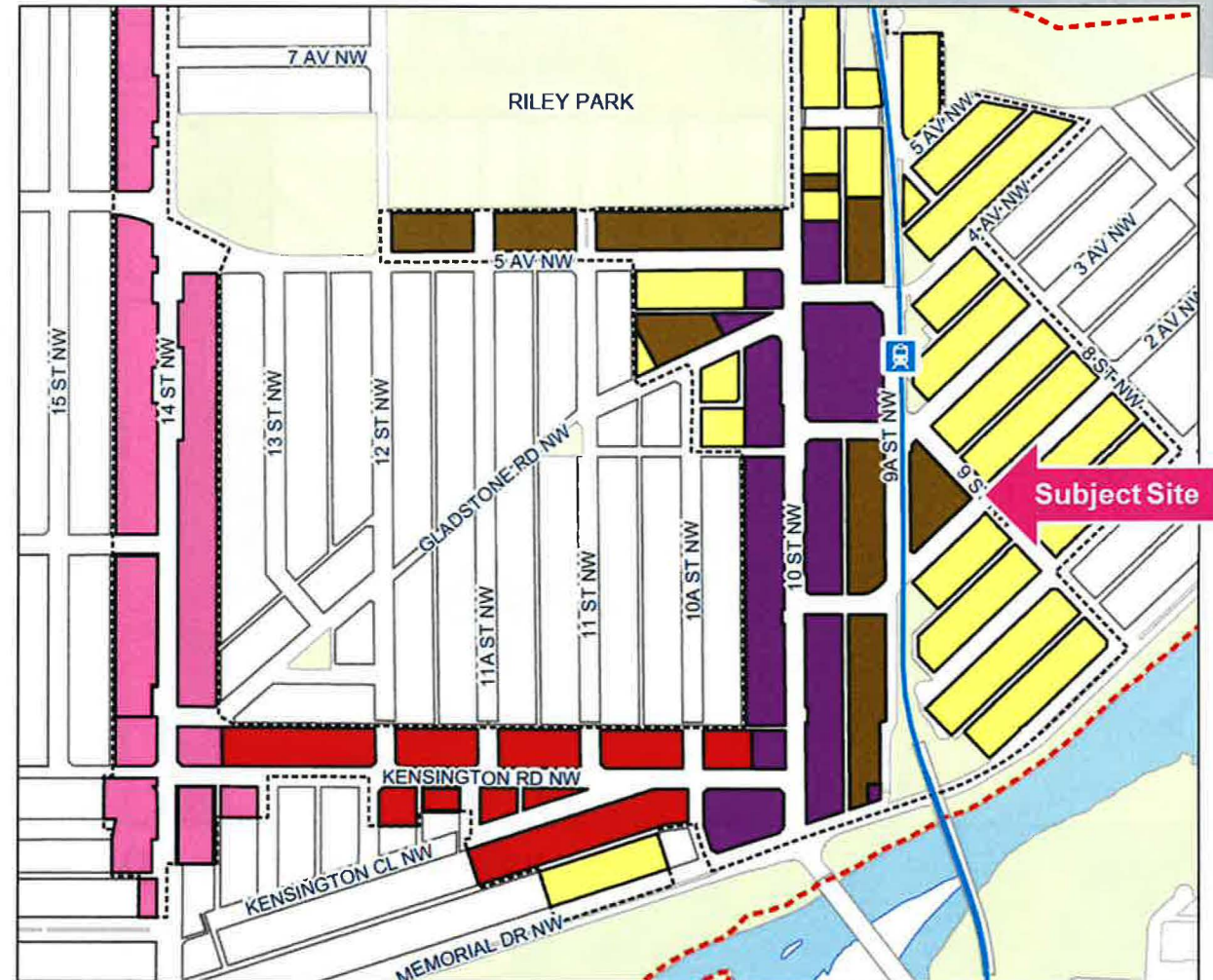
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



# Hillhurst/Sunnyside Area Redevelopment Plan

## Map 3.1 Land Use Policy Areas

Medium-density Mid-rise



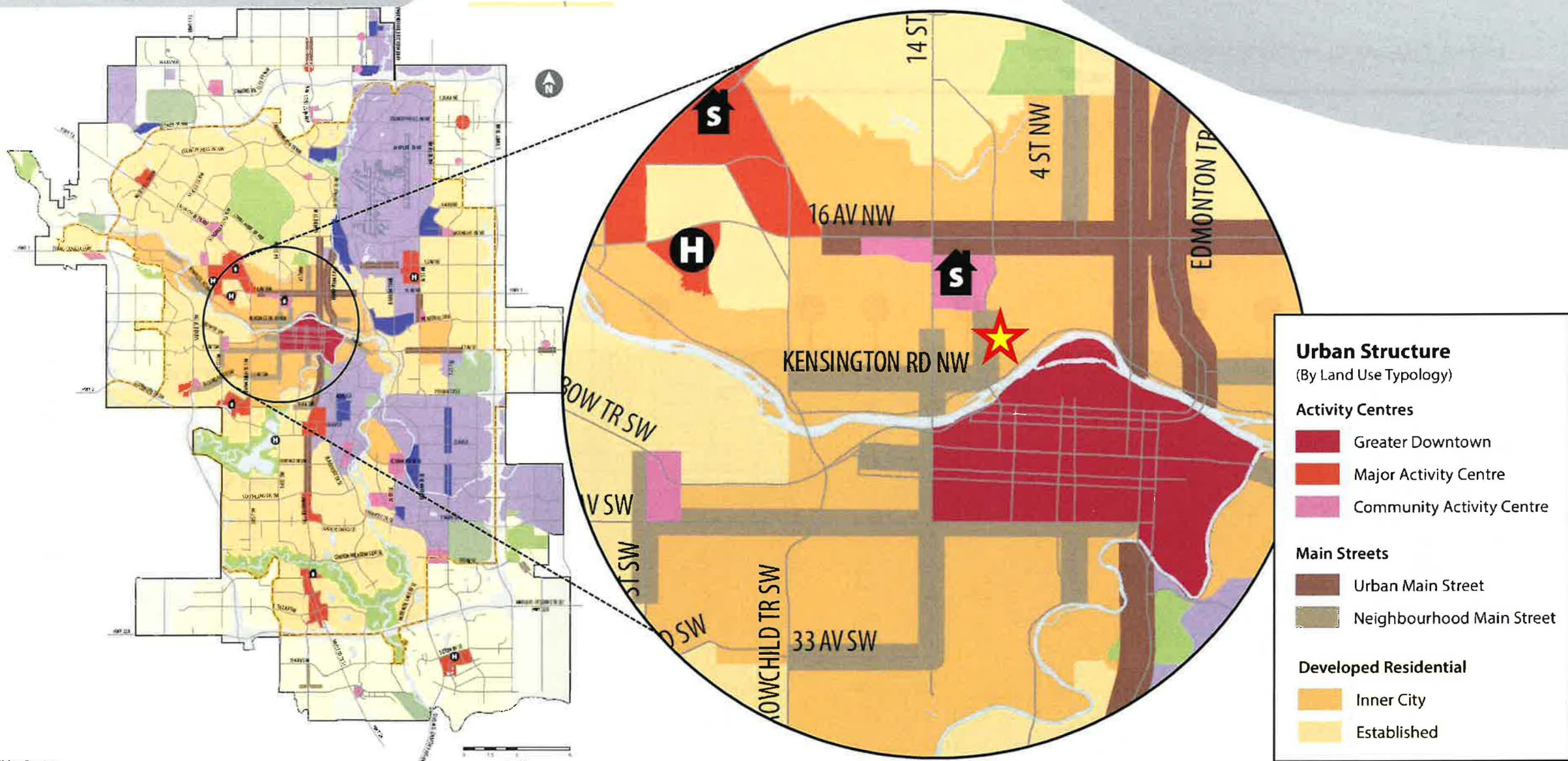
Hillhurst/Sunnyside  
Area Redevelopment Plan  
**Part II**  
**Transit Oriented Development Area**

In Part 2, subsection 3.1.5 Density, after policy 4 iii, add the following:

- “iv. Provision of Affordable Housing and Publicly Accessible Private Open Space

For the site at 1020 – 2 Avenue NW a developer may provide affordable housing and publicly accessible private open space for a density bonus. Specific details of the percentage of affordable housing units and amount of open space will be determined through a direct control district.”

## Supplementary Slides



Urban Structure

## 2.5.4.2 Sunnyside LRT Transit Station Area

Located near the communities of Sunnyside and Hillhurst, Sunnyside Station is located along on the east side of 9A Street NW, between 3 Avenue NW and 4 Avenue NW. To the west of the station is the 10 Street NW **Main Street**, which has mixed-use development along it. To the east is Sunnyside, which has a range of development types and scales. The area is envisioned to continue developing as a mixed-use neighbourhood with densities that support the transit infrastructure and promote a highly-walkable, well connected neighbourhood.



Figure 20: Sunnyside LRT Transit Station Area

- a. Development on the site north of 2 Avenue NW, west of 9 Street NW and east of 9A Street NW, as identified in Figure 21, should be limited to 15 storeys or less to account for transition to lower density areas to the east and south.

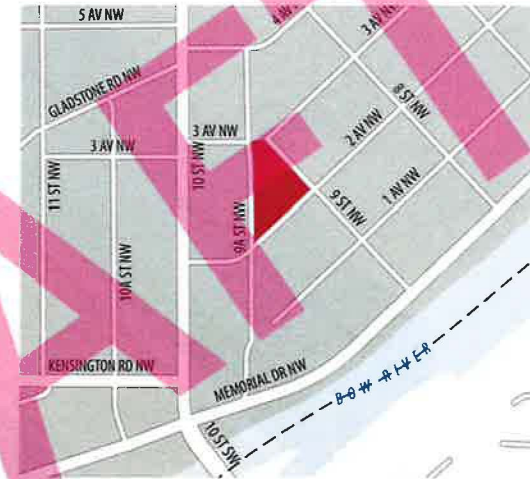


Figure 21: 9A Street NW Modified Building Scale Area





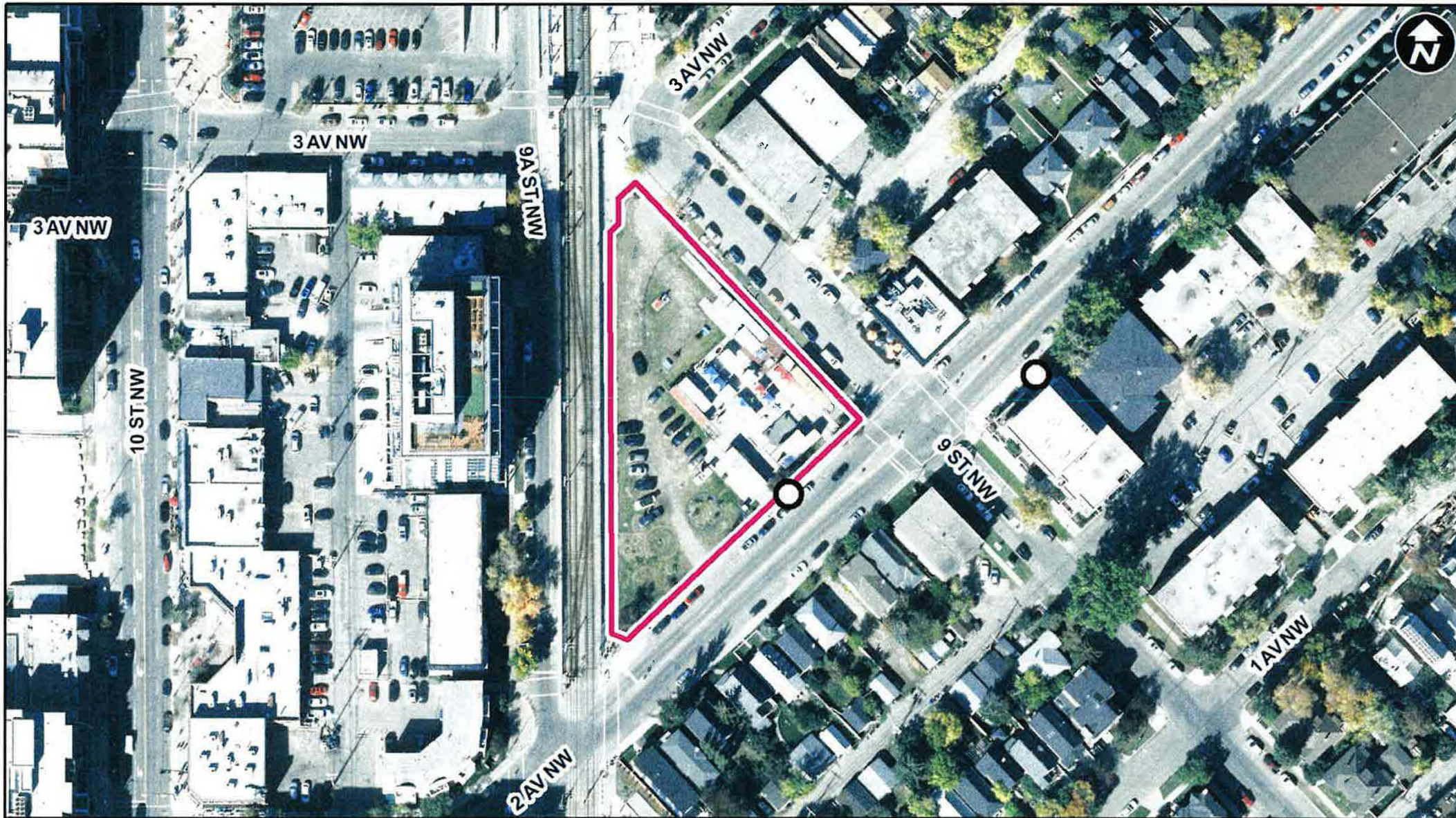




## RECOMMENDATIONS:

That Council:

1. Give three readings to **Proposed Bylaw 57P2024** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 227D2024** for the redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) 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).



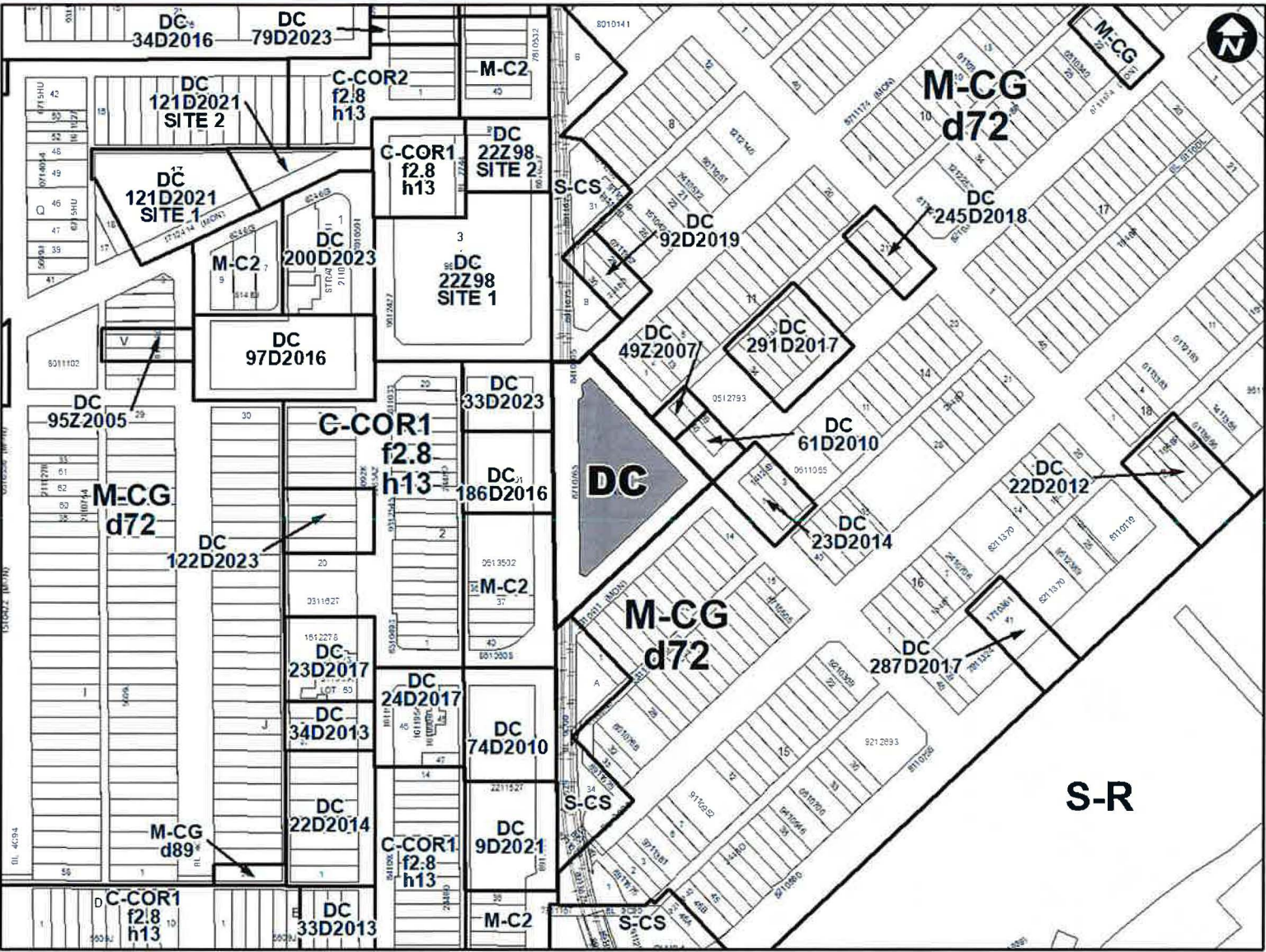
LEGEND

○ Bus Stop

Parcel Size:

0.36 ha

79m x 78m x  
106m

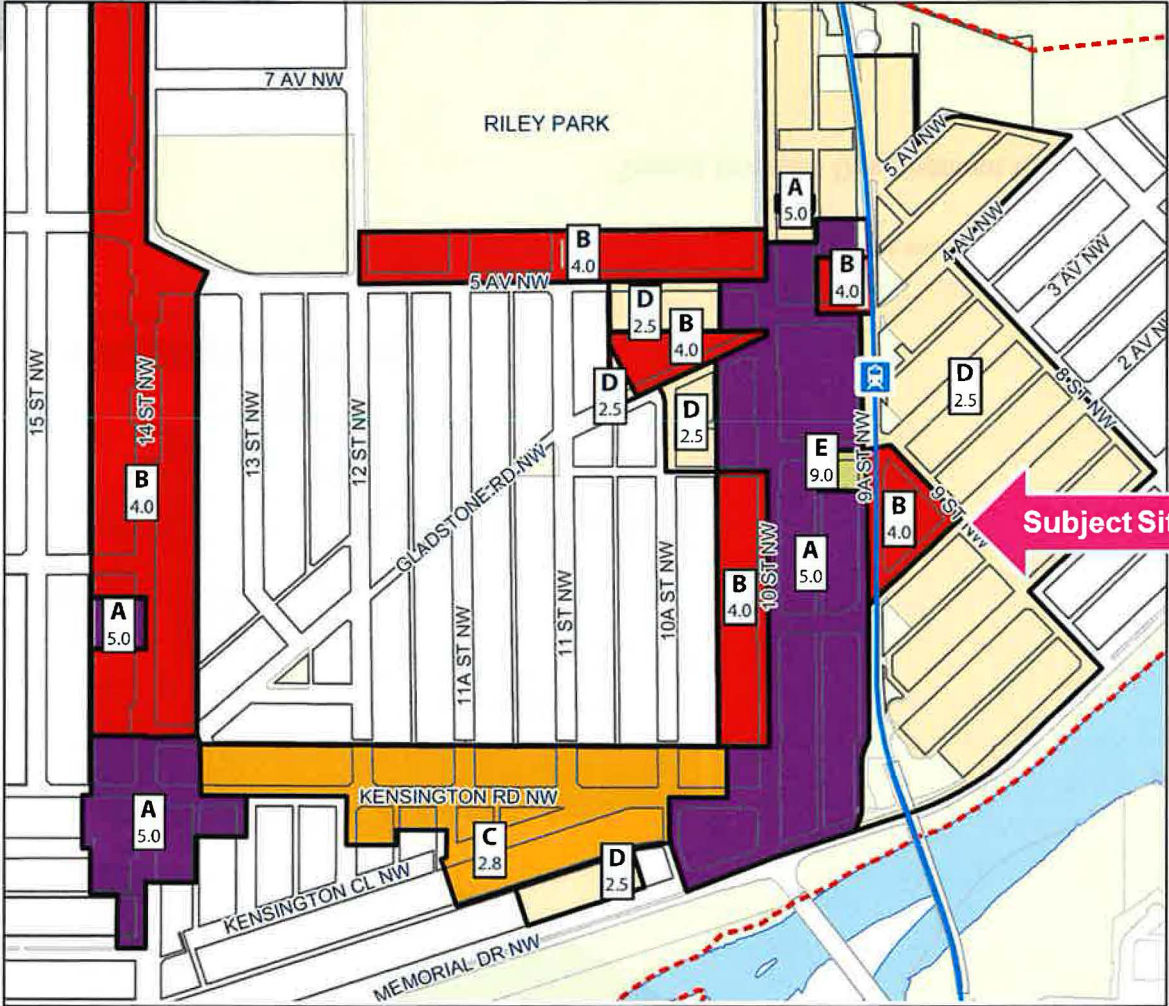


**Proposed Direct Control (DC) District:**

- Based on Multi-Residential – High Density Low Rise (M-H1) District
- Provides opportunities for bonus density, in alignment with the Area Redevelopment Plan
- Multi-Residential Development included as a Permitted Use when combined with affordable housing and publicly accessible private open space as outlined in the DC
- Maximum building height 26 metres
- Maximum FAR 4.0

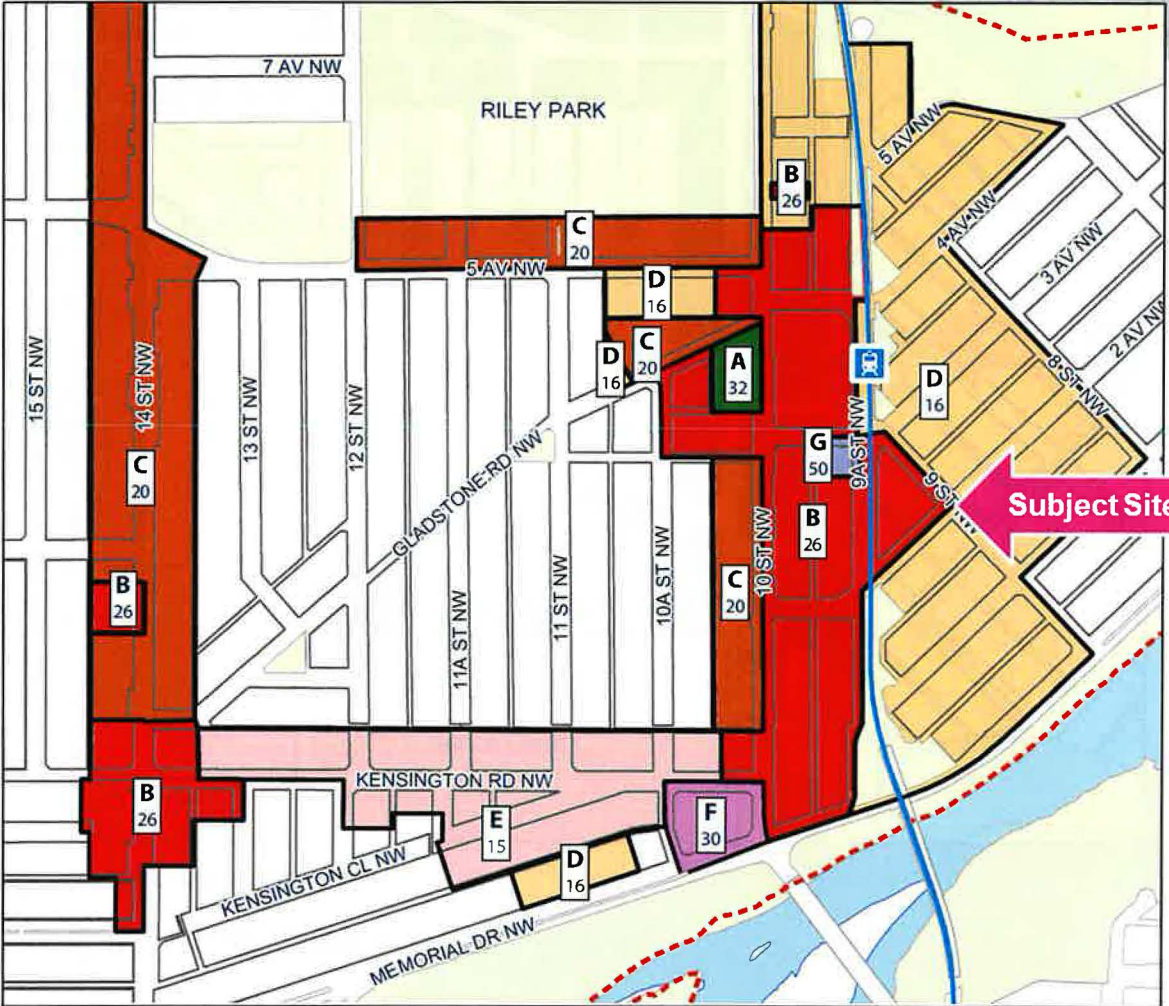
Map 3.2 Maximum Densities

(B) Maximum FAR 4.0



Map 3.3 Building Heights

(B) Maximum Height 26 metres

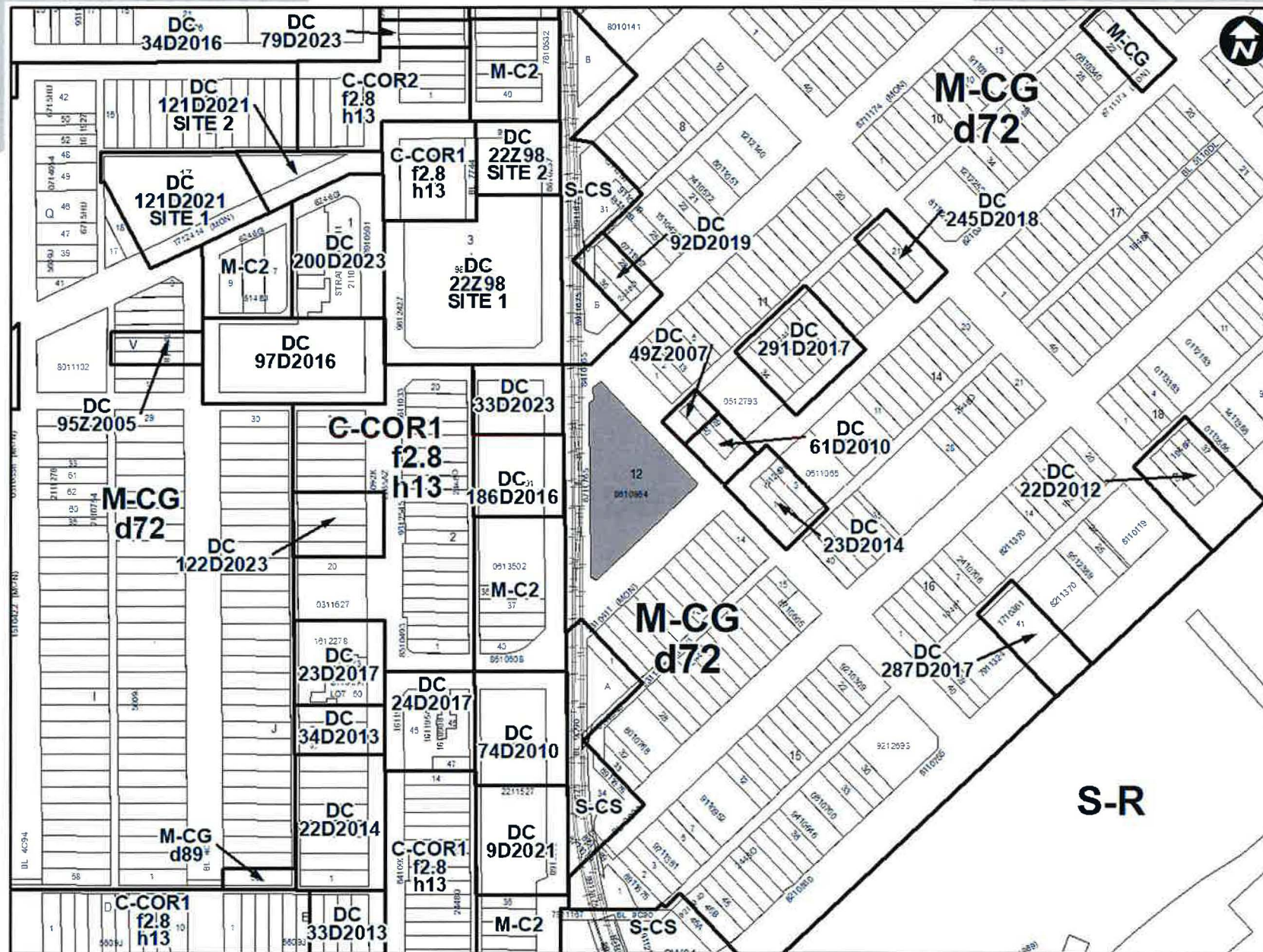


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## 4.7 Major Public Spaces and Associated Design Elements

Through extensive community engagement, the Design Team has identified a number of key spaces that should be enhanced to improve the aesthetics and functionality of the Bow to Bluff corridor. Key design elements for these spaces are described on the following pages. Visualizations help to illustrate the overall intent for each of the spaces. In summary, the major public spaces identified for redevelopment are as follows:

- 1 Park 1 - Active Living Park at Memorial Drive
- 2 Triangular Pocket Parks
- 3 Central Corridor Civic Space
- 4 9A Street as a 'Woonerf'
- 5 LRT Fence
- 6 McHugh Bluff Access
- 7 Laneway Mews



Figure 4.4 Major Spaces Location Map



- Legend**
- Urban Form**
- Neighbourhood Commercial
  - Neighbourhood Flex
  - Neighbourhood Connector
  - Neighbourhood Local
  - Commercial Centre
  - Natural Areas
  - Parks and Open Space
  - City Civic and Recreation
  - Private Institutional and Recreation
  - No Urban Form Category
- Additional Policy Guidance**
- Comprehensive Planning Site
  - Active Frontage
  - Plan Area Boundary



