



1020 2 Avenue NW

Land Use Redesignation - Public Hearing

July 16, 2024

Attainable Homes Calgary

Created and owned by The City of Calgary, Attainable Homes Calgary builds non-market attainable housing on development-ready land.



Since 2009, Attainable Homes Calgary has helped over 1,100 Calgarians and their families attain the dream of homeownership.



AHC is now providing attainable rental opportunities at a 70-unit apartment building currently under construction in the Downtown West End and through the proposed development at this site in Sunnyside.

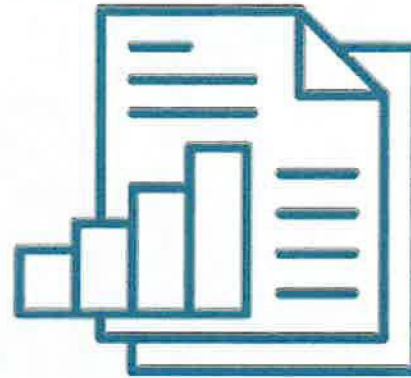
Development Vision



Calgary is in a housing crisis.
While 3,000 non-market homes are needed every year to keep up with demand, only 300 are constructed. Calgarians need homes NOW.



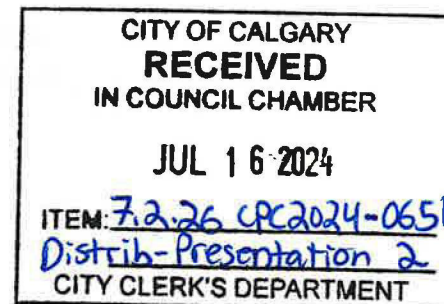
This site was identified in 2016 as a development-ready opportunity through the Corporate Affordable Housing Strategy.



The Calgary Housing Strategy 2024-2030 action items are incorporated into this land use redesignation application.

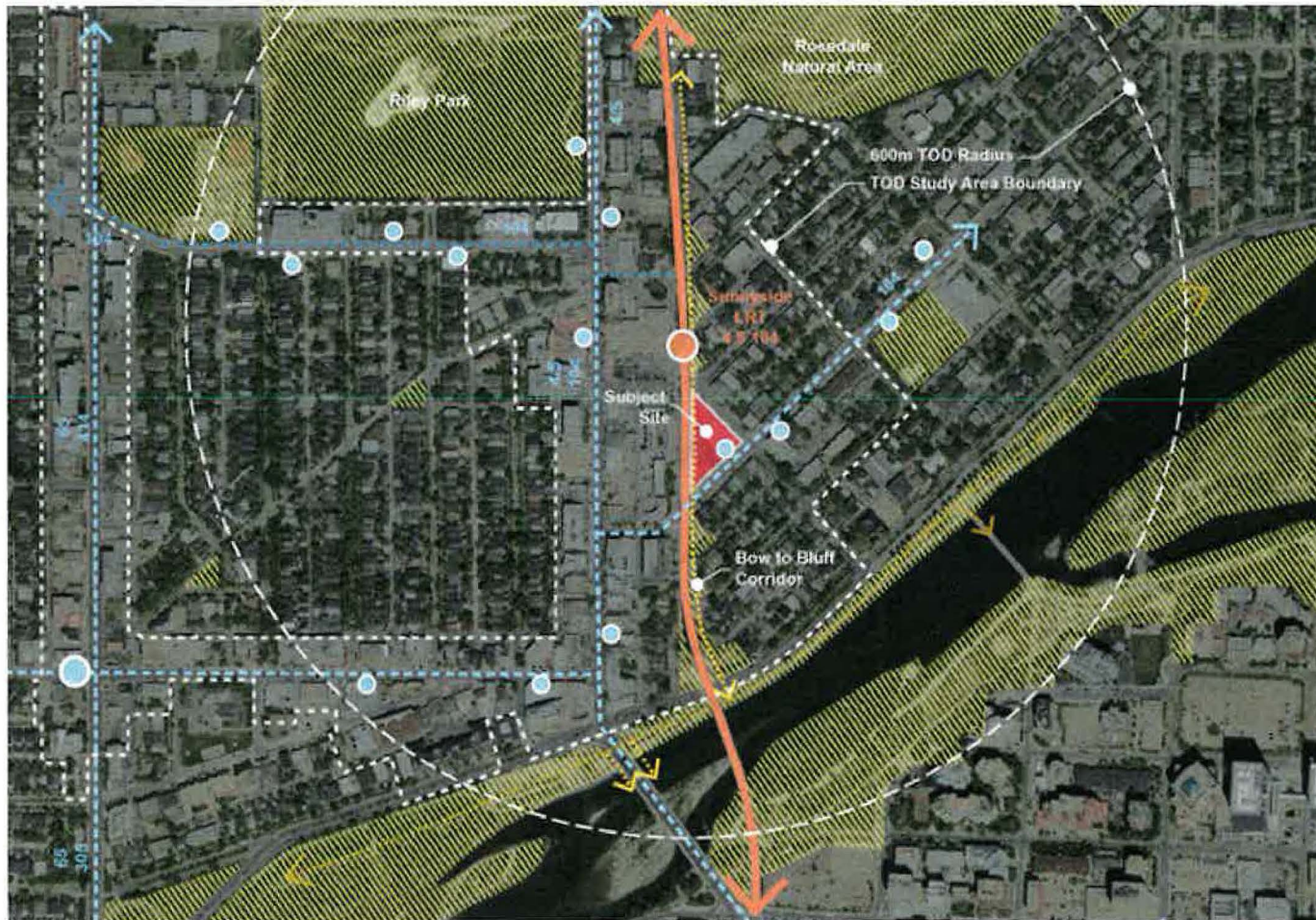
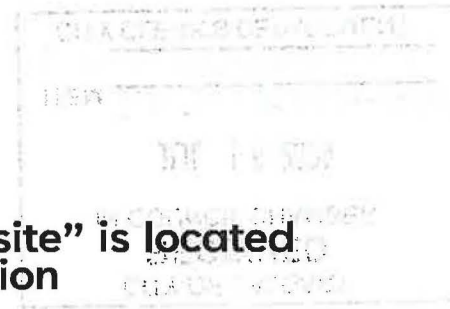


Attainable Homes Calgary has a mandate to create affordable housing on development-ready land on behalf of The City of Calgary and its citizens.



Site Context

The site, commonly referred to as the “triangle site” is located immediately adjacent to the Sunnyside LRT station



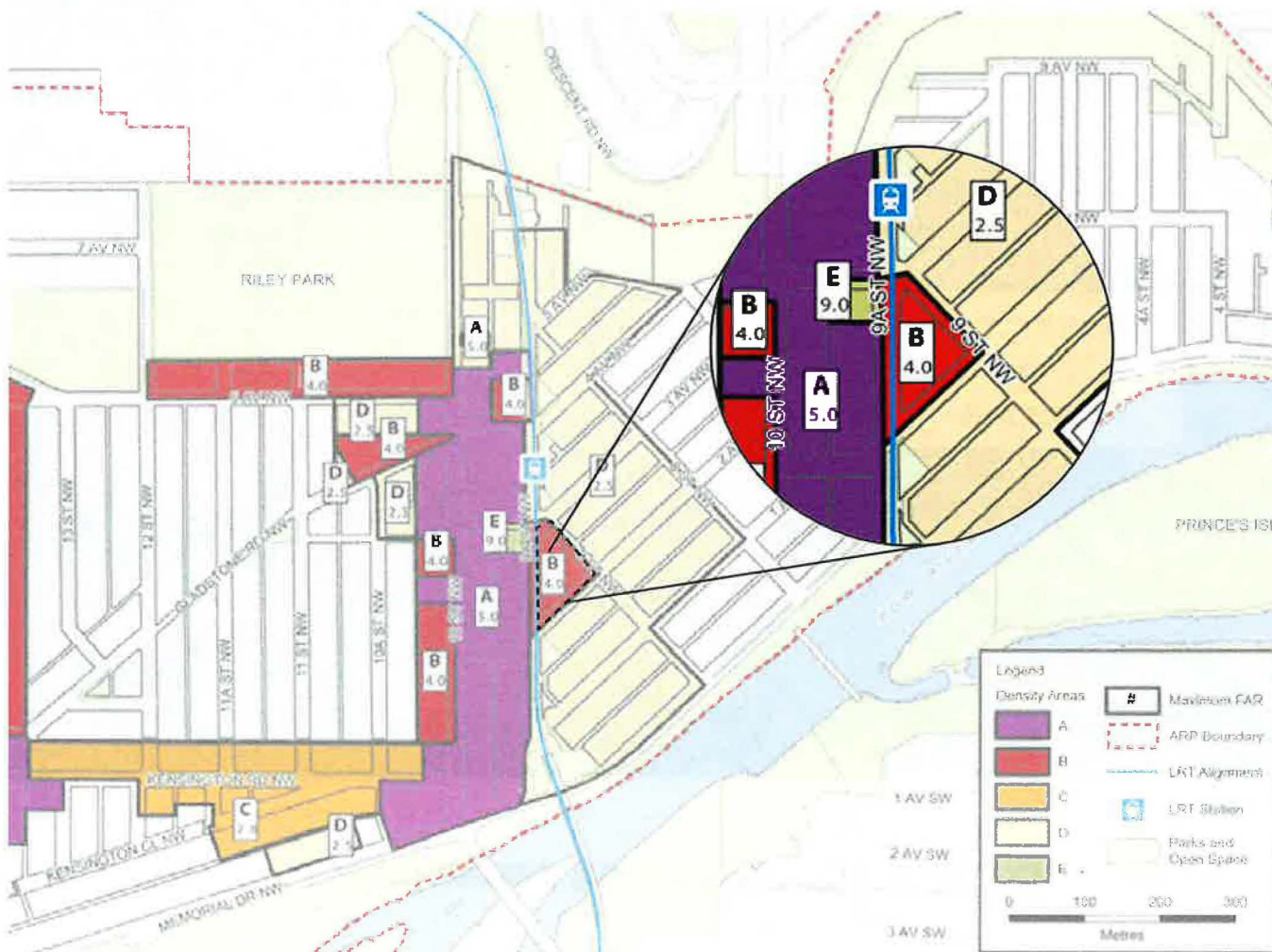
The surrounding area is characterized by:

- A diverse mix of housing forms and densities ranging from single detached to multi-residential dwellings.
- Community amenities and retail within walking distance
- Access to bus service directly adjacent to the site (Route 104) providing connections to major employment areas, institutions, and commercial hubs.
- Access to active transportation options with cycling connections on 9a Street NW, 2 Avenue NW, and 9 Street NW.



Policy Context

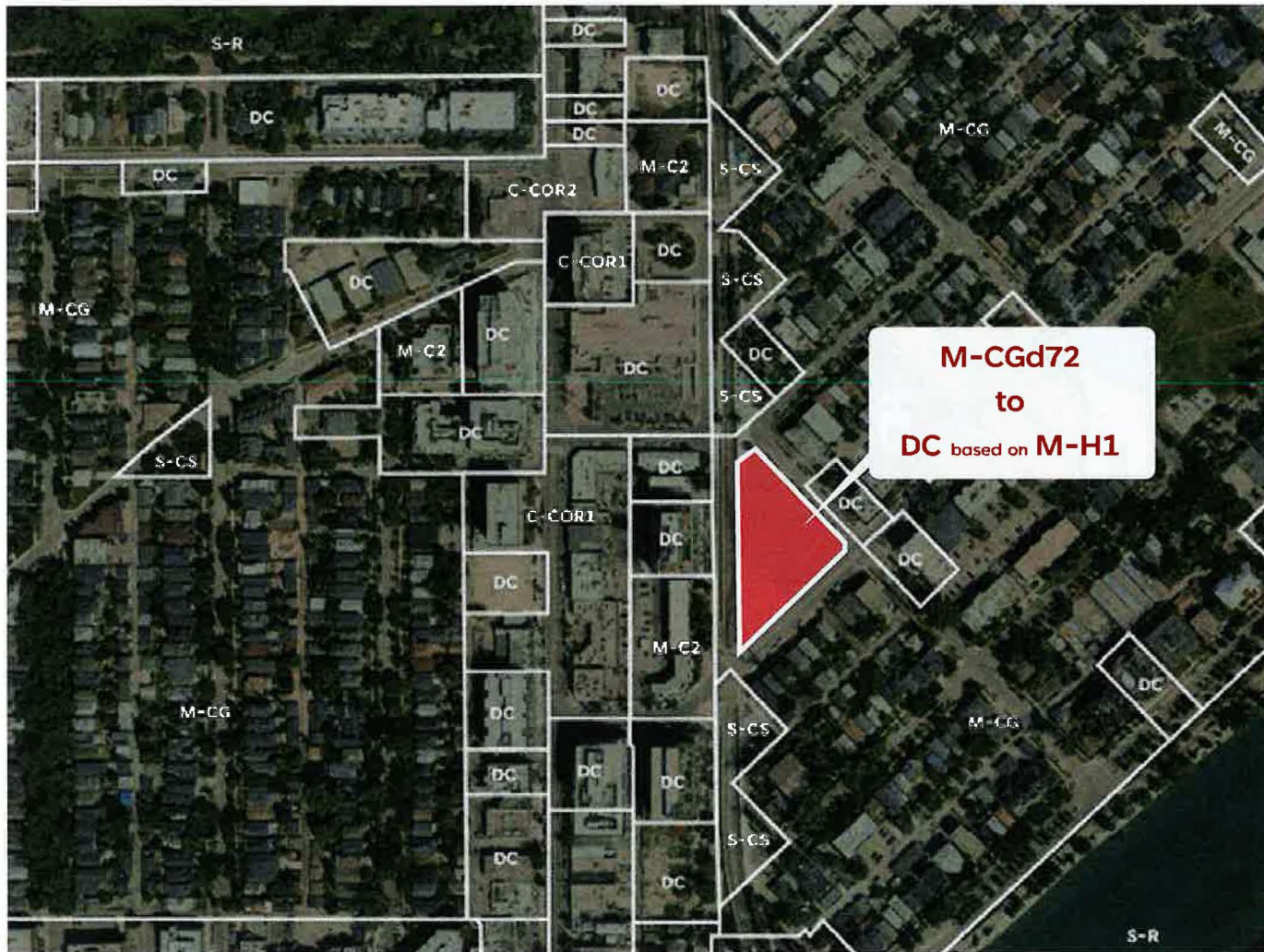
The site is within the Hillhurst-Sunnyside Area Redevelopment Plan (ARP)



- The ARP designates the site within the Transit Oriented Development-Medium Density Mid-Rise area.
- The ARP applies a maximum density of 4.0 floor area ratio (FAR)
- Maximum building height is 26 metres
- The proposed development for the site maintains the intended ARP land use vision and advances its promotion of transit-oriented development

Land Use

The site will be redesignated from M-CGd72 to DC based on (M-H1)



Existing

Multi-Residential – Contextual Grade Oriented - M-CGd72:

- Maximum Height: 12 Metres
- Maximum Density: 72 per hectare

Proposed

Direct Control based on Multi-Residential- High Density Low Rise - M-H1:

- Maximum Height: 26 Metres
- Maximum Density: 4 Floor Area Ratio

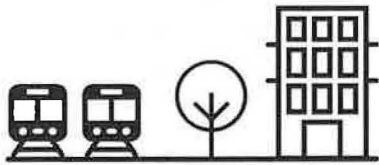
A Direct Control district is required to implement ARP Density Bonus Provisions specific to the provision of affordable housing units.

Application Overview



Advances Calgary's Affordable Housing Strategy

Several key action items are directly incorporated into this land use redesignation application.



Addresses 'Missing Middle' housing

Aligns with the City's objectives of increasing housing supply in developed communities, near amenities and transit



Consistent with the Hillhurst-Sunnyside ARP

Provides housing that aligns with the ARP vision and promotes transit-oriented development

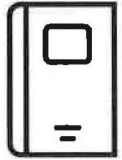


Appropriate land use district

DC based on M-H1 to achieve maximum FAR

Enables the selected multi-residential development

Application Timeline



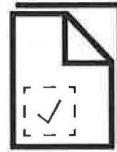
January 2024

**Land Use Application
Submission**



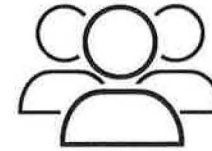
March 2024

**Community
Engagement**



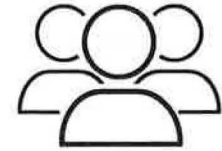
April 2024

**City Circulation &
Application Review**



May 2024

**Calgary Planning
Commission**



July 2024

**City Council Public
Hearing & Approval**



An architectural rendering of a city street scene. In the foreground, a white car is driving on the left, and several people are walking on the sidewalk. A row of trees lines the street. In the middle ground, a large, multi-story building with a gabled roof and many windows is the central focus. To the left, a taller, curved building with balconies is visible. To the right, another modern building is partially seen. The sky is overcast. The word "Questions?" is overlaid in large, bold, black text across the center of the image.

Questions?