

Development Permit in Sunnyside (Ward 7) at 810 – 9A Street NW, DP2024-01591

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2024-01591 for a New: Multi-Residential Development (2 buildings) at 810 – 9A Street NW (Plan 2448O, Block 6, Lot 2 and a portion of Lot 3), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new multi-residential development consisting of two buildings and a total of eight dwelling units. The proposed floor area ratio (FAR) is approximately 1.59, requiring 364.74 square metres of bonus density and a corresponding cash contribution to the Hillhurst/Sunnyside Community Amenity Fund as per Direct Control (DC) District (Bylaw 83D2019).
- 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 increased residential densities in areas that are well-served by existing infrastructure, amenities and transit.
- What does this mean to Calgarians? The proposed development would provide for additional housing options in close proximity to primary transit and a Neighbourhood Main Street.
- Why does this matter? By providing more housing choice within developed areas, Calgary will have a more diverse population living in close proximity to transit and existing services.
- The proposal is in general alignment with the discretionary use rules of Land Use Bylaw 1P2007 and the DC District, subject to one relaxation.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This development permit application, located in the northwest community of Sunnyside, was submitted by Studio North on behalf of the landowner, Part + Parcel Developments Ltd., on 2024 March 07. The approximately 0.04 hectare (0.1 acre) parcel is located on 9A Street NW, directly north of 5 Avenue NW. The subject site is located one block east of the 10 Street NW Neighbourhood Main Street and approximately 200 metres (a three-minute walk) north of the Sunnyside LRT Station.

The development permit proposes a total of eight dwelling units in two buildings, with four units in each. Both buildings share the same height at three storeys (12 metres) and the same internal unit structure with one-bedroom units occupying the level at grade and two-bedroom units occupying levels two and three. Refer to the Development Permit Plans (Attachment 3) and the Applicant Submission (Attachment 4) for further information.

As part of the review process, the application was reviewed by Administration's Urban Design and Open Space team; however, it was not referred to the Urban Design Review Panel due to the small scale of the proposal. The proposed floor area of approximately 666.16 square metres represents an additional 364.74 or 0.87 FAR above the base density of 0.72 FAR.

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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 groups and the community association was appropriate. In response, the applicant held a virtual meeting with the Hillhurst Sunnyside Community Association on 2024 March 07 and connected with the Sunnyside Brightening Committee and neighbouring landowner throughout the application process. 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](#).

Administration received two letters in opposition from the public, noting the following areas of concern:

- building height and setbacks are inconsistent with other buildings on the street;
- finish materials do not reflect the surrounding neighbourhood context;
- absence of vehicle stalls may lead to increased parking and traffic congestion;
- drainage issues as a result of hard surfaced landscaped area; and
- privacy and shadowing impacts on neighbouring properties.

No comments from the Hillhurst Sunnyside Community Association (CA) were received. Administration contacted the CA to follow up, and no response was received.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. The proposal is well-aligned with relevant planning policies and complies with all building height, setback and landscaping requirements established through the Direct Control (DC) District. Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

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

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Environmental

The applicant has indicated that they plan to pursue specific measures as part of this development permit to support Program D of the *Calgary Climate Strategy – Pathways to 2050*. Additional details are provided in Attachment 1.

Economic

The proposed development represents an efficient use of the site by adding density, which supports local businesses in the Kensington Business Improvement Area. The proposal also provides for transit accessible housing in close proximity to downtown and other employment areas along the LRT network.

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 Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform