

# Applicant Submission



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City of Calgary Planning and Development

800 Macleod Trail SE  
Calgary, AB  
T2G 5E6

**Re: 212 10A Street NW Development Permit Applicant Submission & Planning Analysis**

Dear City of Calgary Planning Department,

## **Project Description**

The "212 10A Street NW" project will be a Multi-Residential Development (one building) to be built from an existing two-storey single detached dwelling (to be retained) to contain three dwelling units to accommodate intergenerational living. Proposed climate resiliency strategies encompass a green roof, solar power, and electric vehicle charging infrastructure. Additionally, there are intentions to include a mural on the north façade of the building.

Located on a parcel that is approximately 0.10 Ac. (0.40 Ha) in Hillhurst, Calgary within a transit-oriented development area, 400 metres away from the Sunnyside LRT Station and 75 metres from several bus stops.

## **Context**

On January 11, 2021, Council approved a Land Use Redesignation from M-CGd72 to M-CGd89, permitting up to 3 dwelling units and a height of 12 metres and Council directed the Calgary Planning Commission (CPC) to be the Development Authority on the associated development permit (DP) application. The DP Application (DP2021-1502) was presented to CPC on June 16, 2022, with an administrative recommendation for approval. However, CPC refused the application due to the number of relaxations requested. Consequently, the landowner would like to submit a new DP application and has addressed the number of relaxations being requested in the application.

Upon the initial review of the DP application by CPC on June 16, 2022, members praised several elements of the application, including the development of three units at the designated location, the potential neighborhood beautification, the plan for a multigenerational dwelling, and the reuse of the existing building. Despite these positive elements, the DP2021-1502 was refused by CPC due to the numerous bylaw relaxations being requested at the time.

Currently, QuantumPlace is resubmitting the application with a request for one relaxation – the height chamfer.

## Policy Alignment

### Municipal Development Plan (MDP)

The subject parcel is located within the Residential-Developed – Inner City area, which encourages redevelopment and modest intensification.

### Hillhurst/Sunnyside Area Redevelopment Plan (ARP)

The project encourages the provision of a variety of housing forms within this area and aligns with privacy guidelines through inclusion of minimal window openings on the north wall, primary entries oriented toward the front of the property, and screening of rooftop amenities to mitigate overlooking. The subject parcel is close to the Urban Mixed-Use policy area and Specialty Mixed-Use policy area of the ARP (Map 3.1), making multi-residential with three dwelling units appropriate.

### The City of Calgary's Housing Strategy

The Housing Strategy encourages the modification of housing to meet the needs of equity-deserving populations and an increase to the supply of housing to meet increased housing demands, which a multigenerational home designed for accessibility would achieve.

### Calgary Climate Strategy – Pathways to 2050

This application aligns with the Calgary Climate Strategy's focus of using green roofing to build natural assets into the City's urban fabric by providing green roofing above the third unit.

## Engagement Context

Prior to taking the initial DP application to CPC, the following engagement was completed:

- The applicant met with the Hillhurst Sunnyside Planning Committee (HSCA) and presented the Land Use Redesignation to M-CGd89 at the HSCA's monthly meeting on April 8, 2021. At this meeting, the applicant responded to the public's questions and concerns;
- Signage describing the Land Use Redesignation to M-CGd89 was posted on-site.;
- Adjacent neighbors provided positive verbal feedback on the Land Use Redesignation application; and
- Social media channels and a project website were used to field further public feedback on the Land Use Application.

During engagement, the following elements of this application were praised by the public:

- The improved density resulting in increased support of local business and activity around 10 Street NW and Kensington Road NW;
- The needed beautification that the subsequent DP would result in; and
- The increased property value in the area arising from the higher density.

The key themes of the concerns raised by members of the public were:



- The increased density being close to single-family residential parcels; and
- The size and modernity of the proposed design in relation to surrounding context.

As of the time of DP submission, the applicant has contacted the Hillhurst Sunnyside Community Association, Ward 7 Councilor Terry Wong, and the adjacent neighbour at 214 10 St NW to inform them of the application and offer to discuss the project further.

### Responding to City Feedback

This DP application has addressed the previous CPC comments by eliminating most bylaw relaxations except the variance to encroach into the upper floor chamfer. The third unit and green roof cannot be achieved unless the upper floor chamfer is relaxed and therefore, this relaxation has still been proposed.

A shadow study was completed to assess the impacts of shadow during the Fall and Spring Equinox. Per the "True Shadow Effect" illustrated in the study, the presence of shadows caused directly by this variance is minimal. The "worst-case scenarios" from the shadow study are shown below. Per the study, mostly laneways are shadowed as a result.

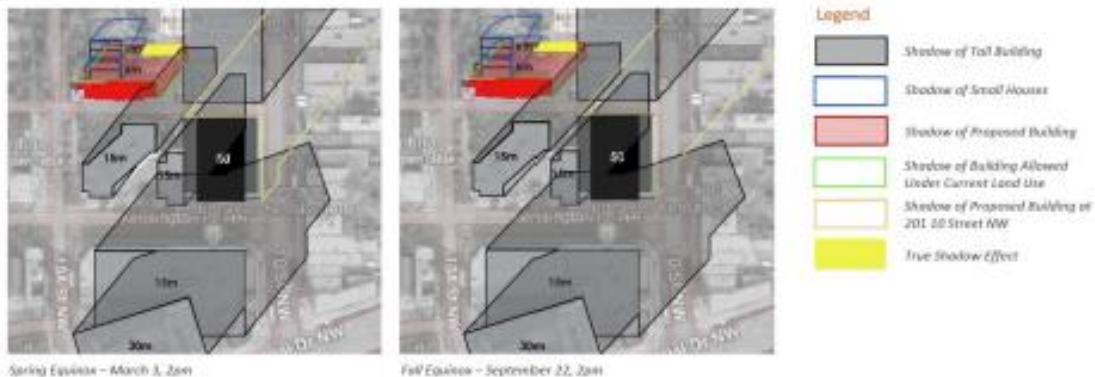


Figure 1 - Shadow Study

Sincerely,

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Senior Community Planner, QuantumPlace Consulting

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Mike Terrigno, Terrigno Investments Inc.

