

Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.080 hectares \pm (0.2 acres \pm) located at 122, 124 and 126 – 10 Street NW (Plan 2448O, Block 1, Lots 4, 5 and 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to Mixed Use – Active Frontage (MU-2f7.0h40) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed use development with commercial storefronts facing 10 Street NW and a mix of commercial and residential uses above.
- The proposal allows for an appropriate building form and set of uses along the 10 Street NW Neighbourhood Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Riley Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more housing options for inner city living with access to sustainable transportation modes, would enable a greater range of retail and commercial development along 10 Street NW and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that may further activate one of Calgary's most vibrant Main Streets.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the northwest community of Sunnyside, was submitted by Quantum Place Developments Limited on behalf of the landowner, Terrigno Investments Incorporated, on 2024 May 9. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a 10-12 storey mixed use building in the future.

The subject site lies on the eastern side of 10 Street NW, approximately 125 metres north of the intersection with Memorial Drive NW. The proposed MU-2 District is designed to accommodate a mix of residential and commercial uses along commercial streets, with commercial the dominant use at grade. This is intended to promote activity at street level. Land Use Bylaw 1P2007 notes that the MU-2 District is appropriate where a LAP supports this land use.

The 0.08 hectare site is directly adjacent to a northbound bus stop for Route 4 – Huntington and opposite 10 Street SW from a southbound stop for Route 5 – North Haven. Hillhurst/Sunnyside LRT Station is approximately 400 metres (a six-and-a-half minute walk) north of the site.

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A detailed planning evaluation of the application, including maps and site context, 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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant: attended a meeting with the Hillhurst/Sunnyside Community Association on 2024 April 4, established a project website, placed information signage on site, held a virtual open house on 2024 June 6, and delivered hard copy and digital postcards to adjacent landowners, including multi-residential buildings. The Applicant Outreach Summary can be found in Attachment 3 and their “What We Heard” report in Attachment 4.

City-Led Outreach

In keeping with Administration’s practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were sent to adjacent landowners.

Administration received 16 letters of opposition from the public. The letters of opposition included the following areas of concern:

- proposed building height;
- loss of neighbourhood character;
- increase in traffic;
- shadowing impacts; and
- increase in density.

In response to Council’s approval of the *Riley Communities Local Area Plan* (LAP) on 2025 April 4, the Hillhurst/Sunnyside Community Association (CA) provided an email (Attachment 5), where it expressed the following concerns with the land use proposal:

- given parcel size and proposed height, there may be massing impacts with adjacent properties;
- request for a concurrent development permit application;
- different maximum heights between the LAP and Land Use Bylaw; and
- adverse impact on existing heritage context.

The CA also noted the following benefits:

- opportunity to increase housing options close to the LRT; and

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- the positive contribution that the MU-2 District would have by providing active uses and vibrancy at street level.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and parking will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Sunnyside. The development of this site may enable a more efficient use of land and infrastructure and support surrounding land uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a 12-storey mixed-use development may help support the transit-oriented development node around the existing Hillhurst/Sunnyside LRT Station. In addition, commercial and retail opportunities will increase the goods and services offered in Hillhurst as well as provide potential employment opportunities.

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. Applicant Submission
3. Applicant Outreach Summary
4. Applicant What We Heard Report
5. Community Association Response

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform