

Applicant Submission



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Planning and Development Office
City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Re: Applicant Submission - Land Use Redesignation for 122-126 10 Street NW

QuantumPlace has been engaged by Terrigno Investments Inc. to submit a land use redesignation proposal for 122-126 10 Street NW. The intent of the redesignation is to change the current designation from Commercial-Corridor 1 District (C-COR1) to a Mixed Use – Active Frontage (MU-2h40f7.0) with a height of 40 metres and an FAR of 7.0.

The site is close to downtown Calgary, the Sunnyside LRT Station, a grocery store, and the Bow River regional pathway system. It is also surrounded by a variety of restaurants, retail, and other commercial uses. The site is located along the main street of 10 Street NW. The City of Calgary has identified main streets as important places where citizens come together and connect as a community.

Policy Alignment

Municipal Development Plan (MDP)

To build and diversify urban activities within activity nodes, the MDP proposes a more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, mixed-use areas that are well connected to the Primary Transit Network, which 10 Street NW is part of. The MDP also encourages transit-oriented development, which promotes the intensity of people living or working in areas within walking distance of transit or employment nodes like downtown. Transit-oriented development provides mobility options for people of all ages. Since the subject site is less than 400 m from the Sunnyside LRT, less than 100 m from four bus stops, and within walking distance of downtown, the subject parcel is ideal for the application of higher height and density.

Draft Riley Local Area Plan (LAP)

The draft Riley LAP proposes the 'Neighbourhood Commercial' Urban Form at this location with a mid-scale modifier (up to 12 storeys). This form is characterized by street-oriented buildings that support ground-floor commercial use with frontages to encourage pedestrian activity, and a range of uses including residential above. This application aligns with the height and form indicated within the Draft Riley LAP.

Amendment to the Hillhurst-Sunnyside Area Redevelopment Plan (ARP)

If this proposed redesignation proceeds prior to the adoption of the draft Riley LAP, the ARP would require an amendment to accommodate the proposed 7.0 FAR and a height of 40 metres from the FAR

of 5.0 and a height of 26 metres. The proposed land use redesignation aligns to the principles and intent of the ARP in all other matters.

Recently approved LAPs are encouraging densities and intensification of population and jobs beyond previously approved ARP policies throughout the city due to dated ARPs not reflecting current City goals. Even in areas without approved LAPs such as Mission/Cliff Bungalow and Inglewood, Administration and Council have supported higher heights and density exceeding approved ARP policies in support of broader City goals.

Calgary Climate Strategy

The Calgary Climate Strategy also encourages the efficient use of land and a transition to a denser, more compact form to minimize travel distances (less fuel consumption) and support multi-modal alternatives. The proposed application would allow more residents to meet many of their daily needs by walking, bicycling, or riding transit. Intensification on the subject parcel is appropriate as it offers access to transportation options, daily services and recreational facilities (Bow River pathways, recreation areas like Prince's Island Park and other urban amenities) within walking distance.

Calgary's Housing Strategy

This application supports Calgary's Housing Strategy by increasing the supply of housing to meet demand and increase affordability and providing a greater diversity of housing options in an in-demand neighborhood where the cost of a single-family home is not attainable for many households.

Public Engagement

At the time of submission, postcards detailing the submission will be distributed to the properties neighboring the site at 122-126 10 Street NW. A webpage detailing the application will be made available on qengage.ca, QuantumPlace's online engagement platform and a virtual open house will be scheduled. The open house will allow attendees to ask about the application and provide feedback to the team. Following the virtual open house, the applicant will produce a "What We Heard" report which will be made available for the public to review. We virtually attended the Hillhurst Sunnyside Community Association planning committee meeting on April 4. More information can be found in Attachment i.

