

CITY OF CALGARY
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MAY 06 2025

ITEM: 7.2-13 CPC2025-0320
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT



QuantumPlace[®]

CONSULTING

LOC2024-0126

122-126 10 Street NW

Public Hearing

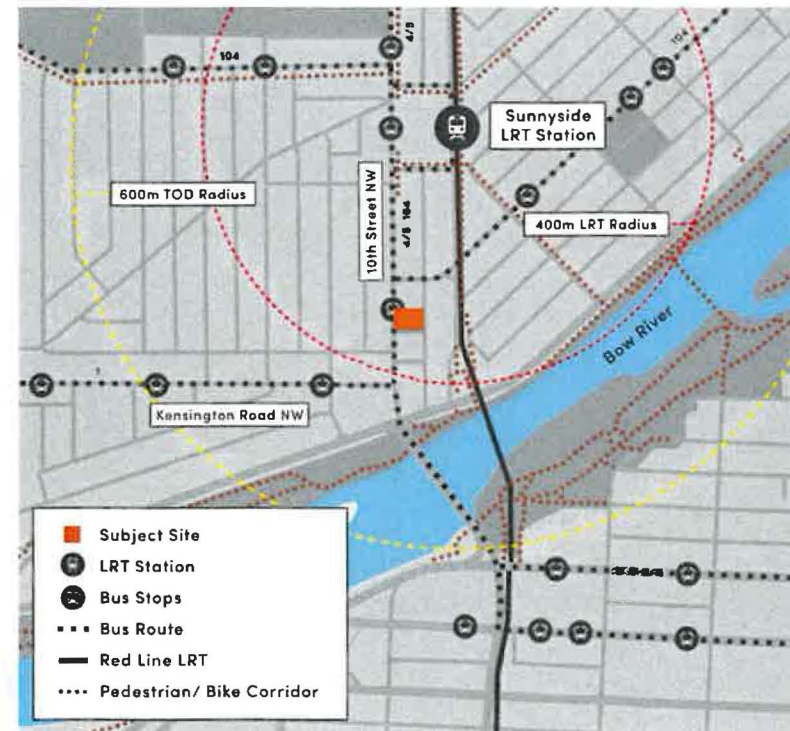
May 6, 2025

Application Context

122-126 10 Street NW (LOC2024-0126)

- Application submitted in May 2024
- Mixed-Use Active Frontage (MU-2).
- Maximum Height 40 metres.
- Maximum FAR 7.0

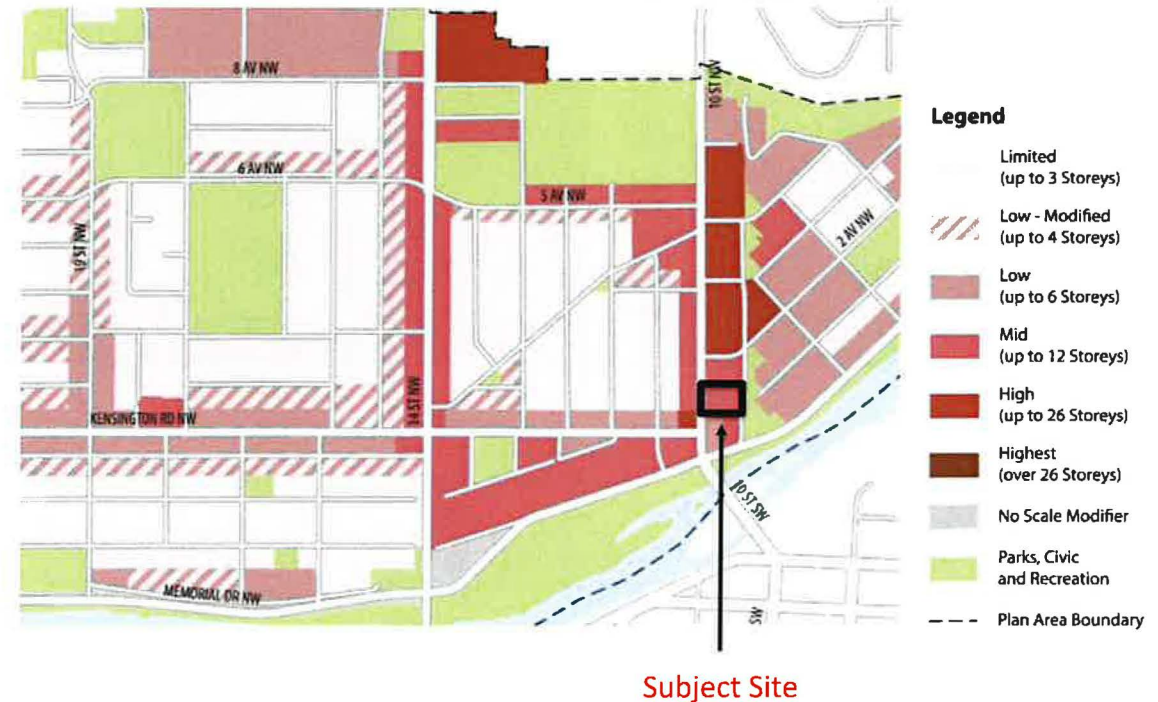
- Within 400 m of LRT
- Walking distance to Downtown and regional pathways
- Located at Main Street
- Will provide housing and commercial uses in an in-demand neighbourhood, while preserving human scale street scape



Policy Alignment

- Located along a Primary Transit Network and Neighbourhood Main Street in Calgary's MDP.
- "Inner City and Neighborhood Main Street" in MDP.
- "Neighbourhood Commercial Active Frontage" urban form in Riley Communities LAP.
- "Mid" (up to 12 storeys) building scale area of Riley Communities LAP.
- Future DP application will be subject to Policy 2.5.1j and 2.5.1k regarding commercial heritage assets.

Excerpt from Riley Communities LAP Map 4 Building Scale



Community Engagement

Public Engagement

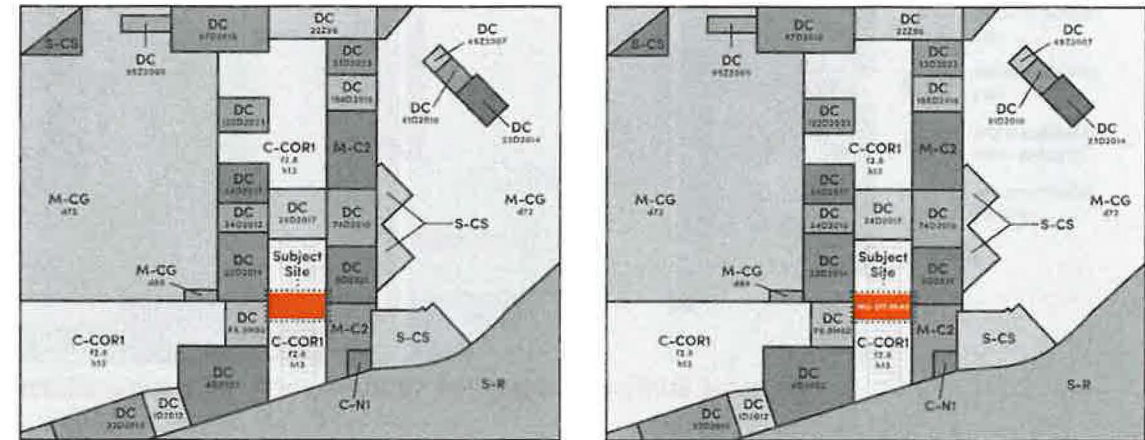
- QPD Engagement Webpage for land use application
- “Hi There!” application information signage
- Postcards
- Digital postcard
- Virtual meeting with Hillhurst/Sunnyside Community Association
- Public Hearing notification and CPC update provided to Hillhurst/Sunnyside Community Association
- Virtual Open House
- What We Heard Report posted on our website

Example of project information hosted at www.qpengage.ca

LAND USE APPLICATION

QuantumPlace has been engaged to apply to change the land use district (zoning) for the property. The purpose of the land use redesignation is to change the current designation from Commercial-Corridor 1 District (C-COR1) to Mixed Use-Active Frontage District (MU-2h40f7.0).

This change in the land use district will respond to a need for housing and commercial space in an in-demand neighbourhood. It will revitalize a currently unused commercial space (in what was previously the Oak Tree Tavern) and provide the opportunity for a more active streetscape on a key street in Kensington.



Community Engagement

Key Theme	Applicant Response
What benefits are there to the existing community?	<ul style="list-style-type: none">- More amenities will be provided: commercial uses at-grade, additional housing, off site levies to pay for infrastructure, discussions on improvements like sidewalk, laneway etc.- No direct vehicular access will be provided along 10th St to maintain pedestrian safety and mitigate traffic concerns.
Human-scale streetscape	<ul style="list-style-type: none">- At the Development Permit stage, we will consider how the massing and design of the building contribute to the existing human-scale streetscape of 10th St (e.g., stepbacks, brick facades, etc.) in alignment with the Riley LAP.
Parking	<ul style="list-style-type: none">- We intend to align with the land use bylaw requirements that allow for a reduction in parking due to proximity to an LRT station (0.56 stalls per unit).
Will a variety of units be provided?	<ul style="list-style-type: none">- At this time, we are looking at providing multiple types of units including one and two-bedrooms, although this may be subject to change. We are in the initial feasibility study phases.
Will the building have stepbacks from the street?	<ul style="list-style-type: none">- It is a relatively small and constrained site, but this will be considered at the Development Permit stage in alignment with the Riley LAP.



Questions?

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Thank You.

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