

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Sunnyside, on the east side of 10 Street NW and north of Kensington Road NW. The site is approximately 0.08 hectares (0.2 acres) in size, measuring approximately 22 metres wide by 37 metres deep. The site fronts 10 Street NW and has rear lane access.

Surrounding development is characterized by the commercial retail nature of 10 Street NW, with the east side of the street designated as the Commercial – Corridor 1 (C-COR1) District and the west side as Direct Control (DC) Districts based on C-COR1 and Mixed Use – Active Frontage (MU-2) Districts. To the rear of the site, opposite the lane, the land uses are generally multi-residential in nature with Multi-Residential – Contextual Medium Profile (M-C2) District and a DC District based on the Multi-Residential – High Density Medium Rise (M-H2) District.

Community Peak Population Table

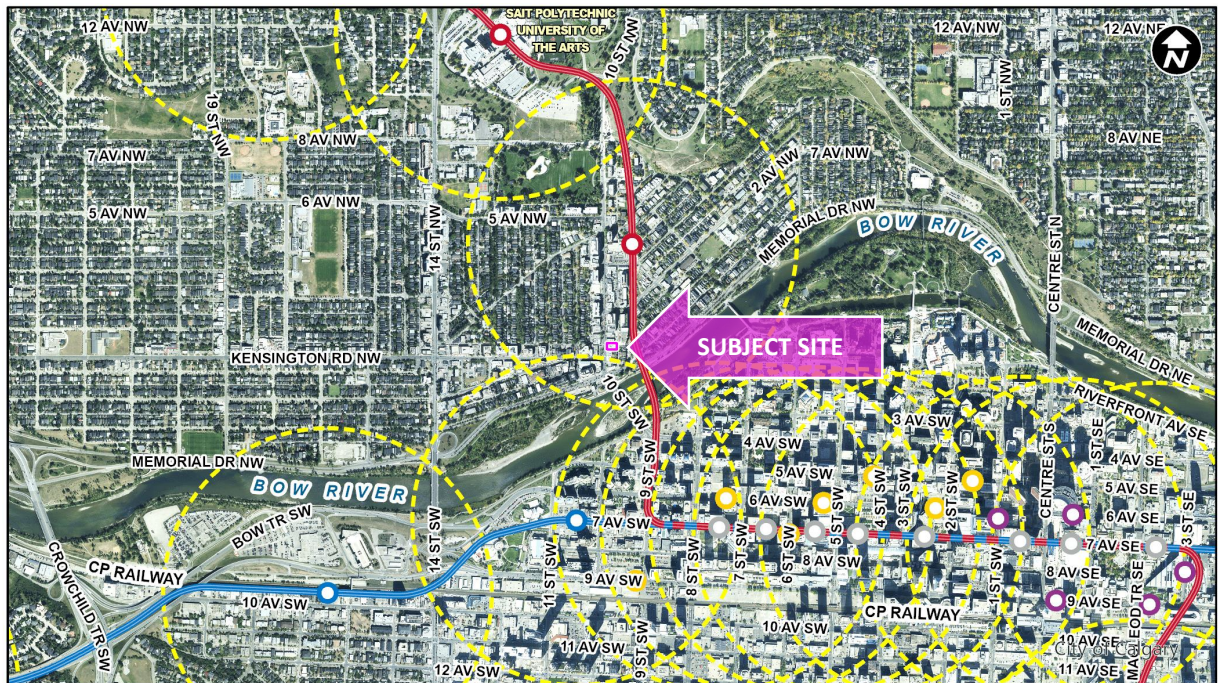
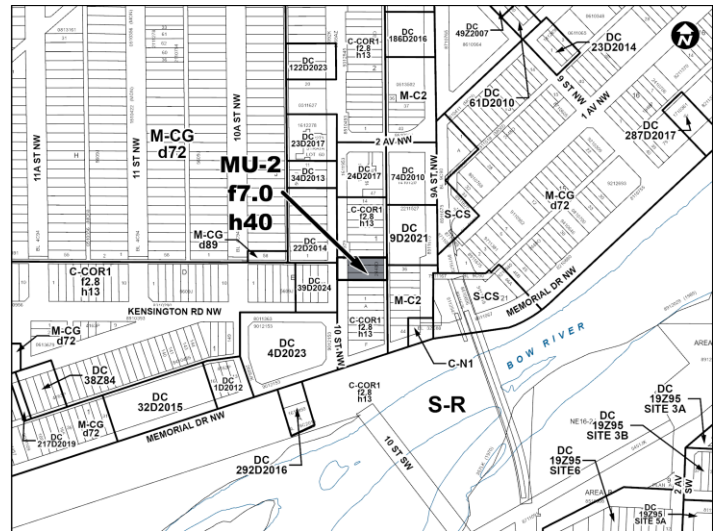
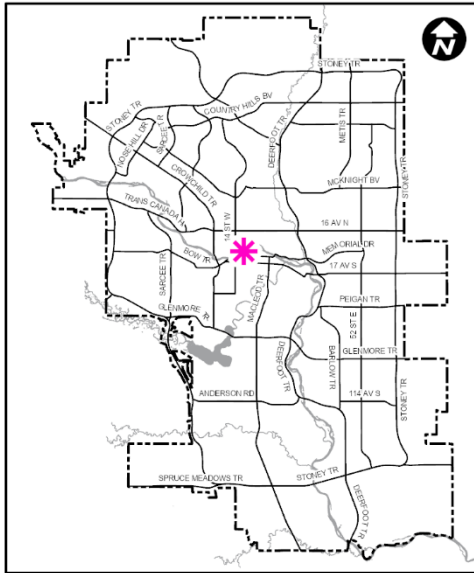
As identified below, the community of Sunnyside reached its peak population in 2015.

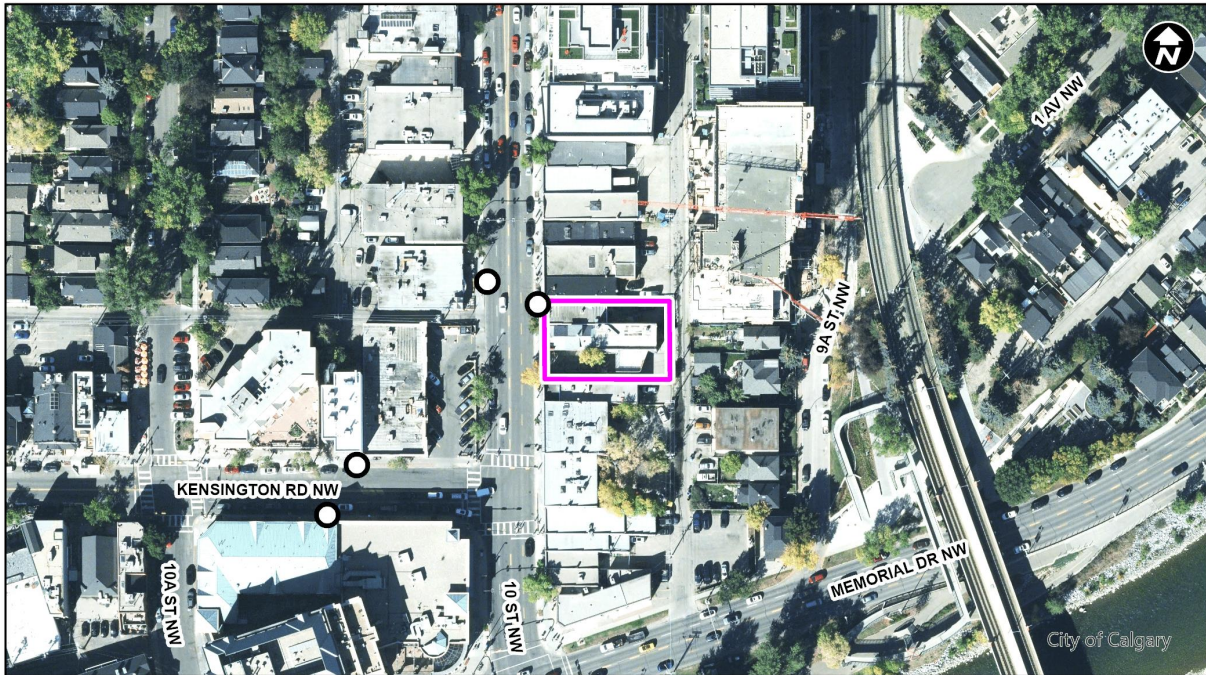
Sunnyside	
Peak Population Year	2019
Peak Population	4,230
2019 Current Population	4,230
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sunnyside Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District is typified by street-oriented buildings consisting of ground floor commercial development, with office and residential uses above. The C-COR1 District recognizes varying heights and densities of buildings, applied through modifiers.

The proposed Mixed Use – Active Frontage (MU-2f7.0h40) District allows street-oriented developments with opportunities for a mix of residential and at-grade commercial uses and provides compatible transition with surrounding development. The proposed land use requires at-grade commercial uses to promote street level activity.

The proposed district would also allow for a maximum floor area ratio (FAR) of 7.0 which equates to a building floor area of approximately 5,600 square metres. While the proposed height is taller than surrounding land uses allow, the application is in alignment with the *Riley Communities Local Area Plan* (LAP) which allows up to 12 storeys (or 40 metres) in this location.

Development and Site Design

If approved by Council, the rules of the MU-2 District would provide guidance for any future development of the site. A discretionary use development permit would be required to establish the parameters of future development, including external appearance, scale, massing, height, any required step-backs, parking and landscaping.

Transportation

The area is well served by Calgary Transit. There are bus stops on 10 Street NW, approximately 5 metres (less than a minute's walk) from the site for Route 4 (Huntington) and opposite, the 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.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

The site is fully serviced with water, sanitary and storm sewer mains.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Neighbourhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and moderate intensification of Neighbourhood Main Streets to make more efficient use of existing infrastructure, public amenities and transit. Neighbourhood Main Streets should achieve a minimum intensity of 100 people and jobs per gross developable hectare, which would be further explored at development permit stage; however, given the relatively small site and a proposed 12 storey development, it is likely that this intensity would be achieved.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Riley Communities Local Area Plan (Statutory – 2025)

The site is identified as within the Neighbourhood Commercial Urban Form category (Map 3) of the *Riley Communities Local Area Plan* (LAP).

The Land Use policies for the Neighbourhood Commercial area state:

“Development in Neighbourhood Commercial (...) areas may include a range of uses in stand-alone or mixed-use buildings”. (policy 2.2.1.1); and

“Commercial uses on the ground floor should be located facing the higher activity street”.
(Policy 2.2.1.2).

The site is also located within the Mid (up to 12 storeys) category on the Building Scale map (Map 4). As the proposed MU-2 designation requires ground floor commercial within a mixed-use building, and is limited to 40 metres in height, the proposal aligns with the LAP.

The subject site is also identified on Map 2: Community Characteristics within the Neighbourhood Main Street area of the LAP. Section 2.5.2.2 provides detailed policies for the Main Street, which will be applied at the development permit stage.

This section of the 10 Street NW Main Street is identified as an area of concentration of “commercial heritage assets” (Figure 9). Policies 2.5.1.j and k give guidance as to how these heritage assets should be acknowledged and referenced when development occurs. These policies will therefore also be applied at the development permit stage.