



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk’s Legislative Coordinator at 403-268-5861, or City Clerk’s Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station ‘M’ 8007, Calgary, Alberta, T2P 2M5.

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] **Alison**

Last name [required] **Timmins**

How do you wish to attend? **In-person**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **May 6, 2025**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Public Hearing May 6th, Planning Matters CPC2025-0320**

Are you in favour or opposition of the issue? [required] **In favour**



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ATTACHMENT_01_FILENAME 122-126 10 Street NW Public Hearing (1).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



QuantumPlace[®]

CONSULTING

LOC2024-0126

122-126 10 Street NW

Public Hearing

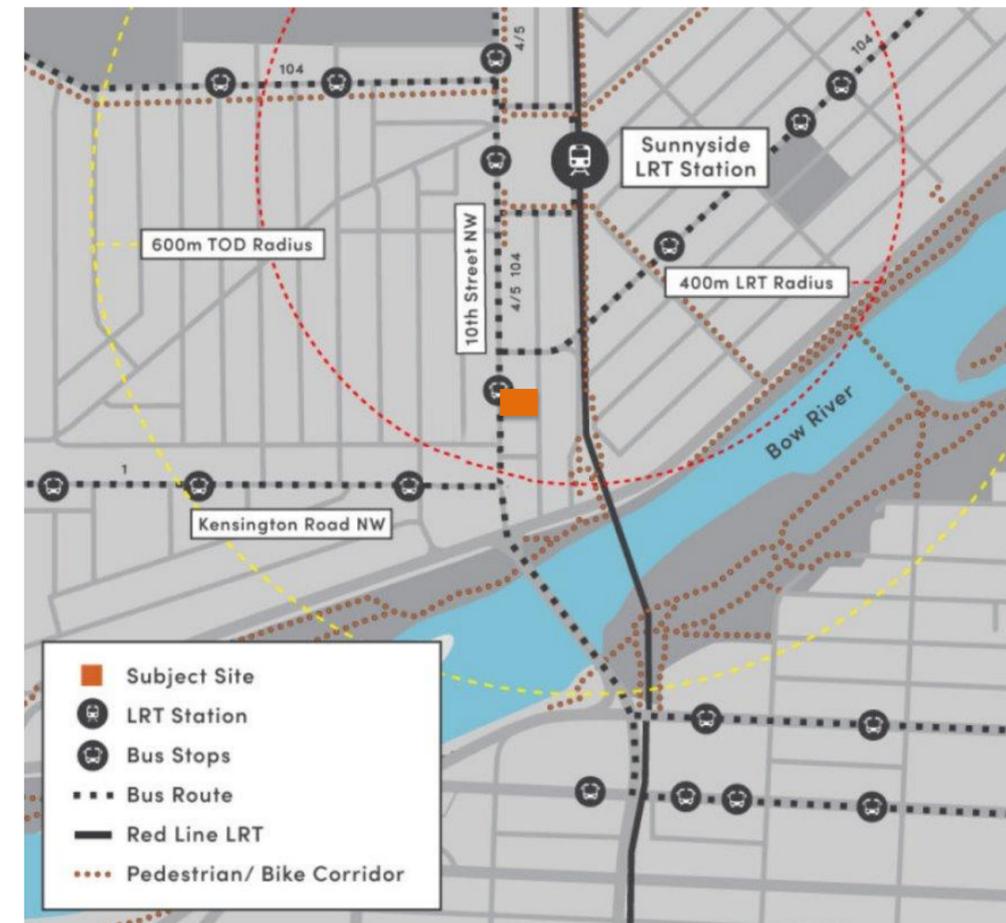
May 6, 2025

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

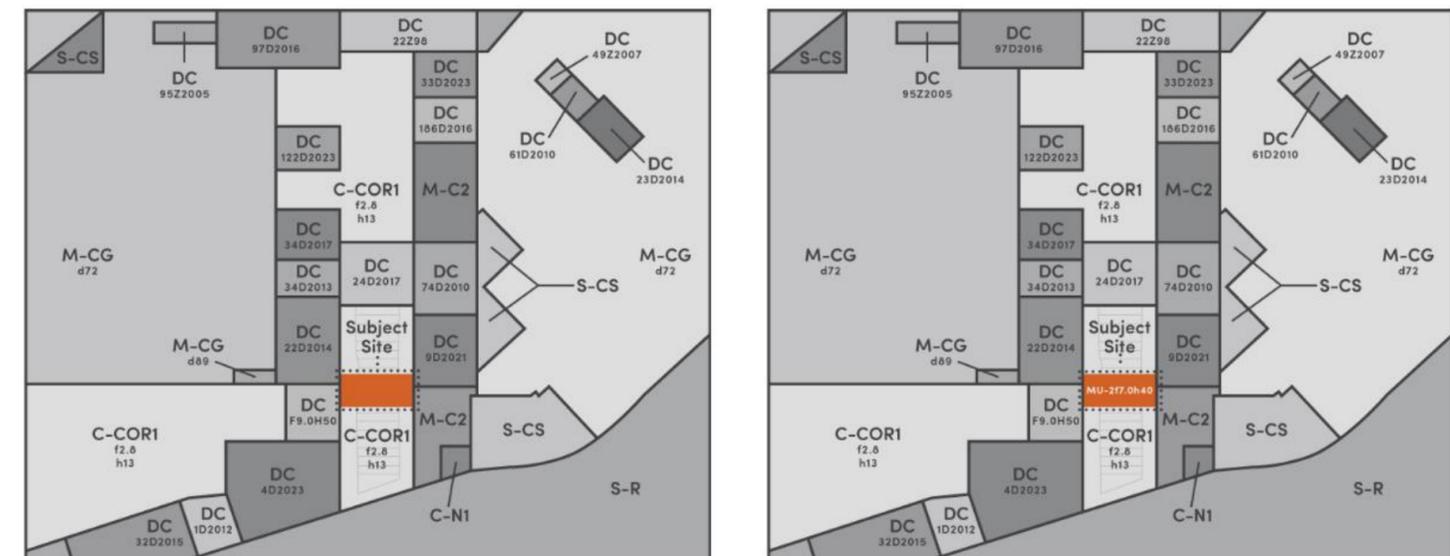
- QPD Engagement Webpage for land use application
- “Hi There!” application information signage
- Postcards
- Digital postcard
- Virtual meeting with Hillhurst/Sunnyside Community Association
- Public Hearing notification and CPC update provided to Hillhurst/Sunnyside Community Association
- Virtual 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?

Alison Timmins – RPP, MCIP, CAPM
Senior Community Planner

Phone: 1.587.315.5277
alison.timmins@quantumplace.ca

Thank You.

quantumplace.ca
587.350.5172

1026 16th Ave NW, Suite 203
Calgary, AB | T2M 0K8



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First name [required] Julien
 Last name [required] Doucette Preville

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2024-0126

Are you in favour or opposition of the issue? [required] Neither



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

LOC2024-0126_126 10 ST NW_HSPC comments_March_2025.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



March 27, 2025

Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Emailed to: julian.hall@calgary.ca

RE: LOC2024-0126| 126 10 ST NW

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to provide comments on the above-mentioned application. We understand that this is a land use amendment where the applicant is seeking to change the land use from C-COR1 f2.8h13 to MU-2 with a maximum height of 40m and a floor area ratio (FAR) of 7.0. The HSPC has reviewed this application based on the Riley Local Area Plan.

Strengths

- The property is located within the Sunnyside LRT Transit Station Area Core Zone, which is outlined in 2.5.4.2 of the Riley LAP, and the proposed increase in density is in proximity to transit.
- The land use amendment would allow for the additional provision of housing, an important consideration during a housing crisis.
- The proposed MU-2 designation provides for active frontage and street-level commercial uses, ensuring the continued vibrancy of 10th St NW.

Concerns

- There is much uncertainty as to what the future of this lot is and there is no guarantee that a development will be proposed should the land use be granted. To offer more assurance to the community, the land use application should be accompanied by a concurrent development permit.
- The Riley LAP in 2.5.1(j) specifies that developments within areas identified as having a concentration of heritage assets should not overwhelm the form and massing of those nearby assets. We question whether this is possible with the proposed height of 40 meters and the limited footprint of the parcels.
 - Based on the size of the lot it is difficult to ascertain whether the intention of the MU-2 land use district can be achieved as this application is proposing a height that is greater than what the LUB district (1333(a)) suggests and is situated on a block with considerable heritage assets.

- The intersection of Kensington Rd and 10th Street NW faces severe vehicular congestion. The potential addition of multiple units of housing may exacerbate this issue.

Opportunities

- There is a heritage component to this application that must be considered. The site is located on a block with historical value. HSPC would like the land use to include provisions that ensure the heritage elements on this block.
- Any future development on-site would benefit from the expertise of a consultant specializing in historic buildings and heritage conservation and should ensure:
 - Congruence with form and massing of nearby heritage assets
 - Compatibility with existing building materials and forms
 - Prioritize the retention of existing heritage assets
 - Provide a sensitive interface between new developments and heritage assets
- If the MU-2 designation is granted, we strongly encourage that it be accompanied by parking relaxation that acknowledges the location of the parcels in the Sunnyside LRT Transit Station Area Core Zone.
 - This parking relaxation should be accompanied by an increase in Class 1 & 2 parking facilities.
 - These reductions in parking requirements could be supported based on Part 14 Sections 1352 and 1354 of the Land Use Bylaw

Concluding Comments

The HSPC would have liked to see a concurrent development application submitted with the land use application. Although we believe that the site presents an opportunity for densification, we have concerns about how future development would ensure compatibility with historical assets on the block. We are not opposed to the granting of the application, with the designated height but, we wish to highlight potential challenges with massing.

Any future development permit should carefully consider these concerns and align with both the Mainstreet (2.5.1) and Transit Station Areas (2.5.4) policies of the Riley LAP.

Please keep us informed as this important application progresses. Should you have any questions or comments, do not hesitate to reach out to the HSPC.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

CC: Executive, Hillhurst Sunnyside Planning Committee
Community Planning Coordinator, HSCA
Ward 7 Councillor's Office



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First name [required] Ljubica

Last name [required] Stubicar

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 6, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Item 13 - Proposed Bylaw 76D2025 - LOC2024-0126

Are you in favour or opposition of the issue? [required] In opposition



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ATTACHMENT_01_FILENAME 76D2025-04-29_11-31-03.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached 3-page letter and 2-page enclosures

City Clerk's Legislative Coordinator
Office of the City Clerk
The City of Calgary
Via Calgary.ca/PublicSubmissions

RE: Proposed Bylaw 76D2025 - Affected Property Owner's Submissions - 6-May-2025
Agenda - Public Hearing Meeting of Council

To the Attention of the Mayor and Councillors:

I own two parcels sharing the narrow lane behind the site of land use redesignation application LOC2024-0126. The land use district map part of Schedules "A" and "B" to proposed bylaw 76D2025 shows the site to include Lots 4, 5 and 6 of Block 1 on Plan 2448O. I own parcels 36 and 37 which are directly behind Lots 4 and 5 of Block 1 on the said Plan. Directly behind the north end of the site of the proposed redesignation which represents Lot 6 of Block 1 on the said Plan is the south end of the Direct Control parcel with a 140-unit residential development.

The particular configuration of the south end of the Direct Control parcel with that 140-unit development, as shown on the land use district map part of Schedules "A" and "B" to proposed bylaw 76D2025, is helpful in **identifying the site** of the proposed land use redesignation on **Map 4** of the **Riley LAP**. Map 4 of the Riley LAP is where we find the **"building scale modifiers" that Council intended to inform future land use redesignation applications**. Although Administration's *Background and Planning Evaluation*, at page 5 of 5, does reference Map 4, it does not accurately identify the location of the site of the proposed land use redesignation on Map 4.

The Riley LAP does not support commercial - residential land use on the scale proposed. The site of the proposed land use redesignation application is designated by the low (*up to 6 storeys*) building scale modifier on Map 4 of the Riley LAP. Six storeys represents less than half of the 40 metres that the applicant is asking Council to designate as the maximum building height for this site on the land use district map.

One of the purposes of the sought MU-2 land use district is to establish maximum building height that responds to local area context. On Map 4 of the recently adopted Riley LAP, Council has already determined that the local area context for this particular site warrants the maximum building height of *up to six storeys*.

Likewise, **the General Rules for Mixed Use Districts with which all uses in the MU-2 land use district must comply, do not support the 40-metre maximum building height that the applicant is asking Council to approve for this site** [LUB s. 1333(a)(c), by reference to s. 1378(a)]

As pointed out in my initial submissions to the File Manager, because the proposed **MU-2 District rules require all vehicle access to the site be from the lane**, it is important to consider the impact on local residents of land use on the scale proposed as regards parking. In the material before the Planning Commission there was no mention of the underground parking access to the

140-unit residential development located directly behind the north end of the site of the proposed redesignation, just across the narrow lane. The Planning Commission approved the 140-unit residential development on the misguided assumption that providing 185 bicycle stalls (50% of which actually bicycle lockers) would reduce the need for motor vehicle parking (to around 42 underground stalls and 11 outdoor stalls). I have yet to see anyone arrive by bike at the said 140-unit residential development. What I do see is new residents scrambling to find a parking spot on the west side of one-way 9A Street and sometimes ending up parking on 2nd Avenue, near 9A St NW.

Also, as stated in my initial submissions to the File Manager, vacancies in rental properties offering **affordable housing** in Sunnyside are rare. In the material before the Planning Commission, the applicant suggested that the proposed redesignation would increase housing supply to increase affordability, but without saying whether affordable housing is what the applicant actually has in mind (see Appendix A to the applicant's *What We Heard Report* : [a]t this stage, it is too early to confirm whether affordable housing will be provided. It is worth recalling that the April 26, 2024 edition of the authoritative *HART Community Housing Report : Calgary Metropolitan Region* identifies affordable housing as the housing need for the City of Calgary.

For the reasons outlined above I am unable to support the redesignation application on the scale proposed.

Finally, I would like Council to know just how difficult it was to get access to proposed bylaw 76D2025 to be able to make these submissions. The proposed bylaw was not available for electronic inspection on the website referenced in the *Notice of Public Hearing on Planning Matters* that I received in the mail about two weeks ago. Please see the scanned copy of the first page of the said *Notice* attached. Along with the printout of the relevant excerpt of the development map website, effective last Saturday, showing that no link was provided for public access to the proposed bylaw and related material electronically. The agenda for the Planning Commission March 27, 2025, as posted online for public viewing, did not include the proposed bylaw:

7.2.4 Land Use Amendment in Sunnyside (Ward 7) at multiple addresses. LOC2024-0126, CPC2025-0320



1. Land Use Amendment in Sunnyside (Ward 7) at multipl...
2. Attach 1 - Background and Planning Evaluation - CPC20...
3. Attach 2 - Applicant Submission - CPC2025-0320.pdf
4. Attach 3 - Applicant Outreach Summary - CPC2025-032...
5. Attach 4 - Applicant What We Heard Report - CPC2025-...
6. Attach 5 - Community Association Response - CPC2025...

Calling the City Clerk's Legislative Coordinator to ask to view the proposed bylaw was futile. City Clerk's staff Austin and Ayo provided the link for the CPC agenda that did not include the proposed bylaw and eventually told me to contact the File Manager who, thankfully, this time, did respond promptly by providing Council's agenda, including proposed Bylaw 76D2025, electronically. I trust that the Mayor and Councillors will agree that it should not be so difficult for affected property owners to access material that Administration was supposed to have provided at the same time that it sent out the *Notice of Public Hearing on Planning Matters*, inviting affected property owners to send in any written submissions by noon, on this April 29th, 2025.

Sincerely,


Ljubica Stubicar
Affected Property Owner

Enclosure: 2 pages [*Notice of Public Hearing on Planning Matters*, page 1; Relevant Development Map printout (1 page)]

**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**
www.calgary.ca/development

IMC8062

* L JUBICA STUBICAR
213 9A ST NW
CALGARY, AB
T2N 1T5
0 20

Why did I receive this letter?

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the Meeting of Council on Tuesday, May 6, 2025, which commences at 9:30 a.m.

The precise timing of Council's consideration of this item is not certain as Council will confirm the order of the agenda near the beginning of the meeting. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

Can I review the application in more detail?

The proposed bylaws and documents relating to these items are available for electronic inspection on The City of Calgary website: Calgary.ca/PlanningMatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. If you wish to inspect the proposed bylaws and documents relating to these items in another manner, please contact the City Clerk's Legislative Coordinator at PublicSubmissions@Calgary.ca or by phone at 403-268-5861.

Can I submit my comments to City Council?

If you want to submit comments concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk before 12:00 p.m. (noon), Tuesday, April 29, 2025, will be included in the Agenda of Council. Submissions submitted by hand delivery or mail must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at Calgary.ca/PublicSubmissions.

[Development map](#) > Application details

Land use redesignation - LOC2024-0126

Address

Multiple properties - see application information

File number

LOC2024-0126

Status

Public Hearing

[Participate in the public hearing](#)

Application information	Application status	Contact us
<p>Address</p> <ul style="list-style-type: none"> 122 10 ST NW 124 10 ST NW 126 10 ST NW <p>Community SUNNYSIDE</p> <p>Existing land use district Commercial - Corridor 1 (C-COR1 f2.8h13)</p> <p>Proposed land use district Mixed Use - Active Frontage District (MU-2f7h40)</p> <p>Description</p> <p>This application proposes to change the designation of these properties to allow for:</p> <ul style="list-style-type: none"> mixed-use buildings (e.g. residential and commercial development); a maximum building height of 40 metres, approximately 12 storeys (an increase from the current maximum of 13 metres); a Floor Area Ratio of 7.0, which equates to 5,600 sq m (an increase from the current maximum of 2.8, or 2,240 sq m) <p>Applicant Quantum Place Developments Ltd</p>		
<p>Meetings</p> <p>Calgary Planning Commission Meeting </p> <p>March 27, 2025 Calgary Municipal Building 800 Macleod Trail SE</p> <p>Public Hearing Meeting </p> <p>May 6, 2025 Calgary Municipal Building 800 Macleod Trail SE</p>		
<p>Support information</p> <p>Find additional local policy plans relevant to this application (e.g., local area plans) by clicking the layers icon at the top right of the map. Click here for detailed instructions on using DMap </p> <p>Land use districts/zones</p> <p>Find a land use district, or see an overview of land use designations. Click here to learn more about Calgary's Land use districts. </p>		