

Applicant Submission

Company Name (if applicable): Dobbin Consulting Inc.

Applicant's Name: Jennifer Dobbin

Date: January 29, 2026

Dobbin Consulting Inc. has been engaged by "The Harriet on Riley Park" (The Harriet Ltd.) to submit a land use redesignation proposal for the 1200 block of 5th Avenue NW. This development aims to enhance the area's residential density and vibrancy, by providing housing in a high-amenity, Transit Oriented Development area, aligning with Calgary's long-term growth objectives.

The redesignation proposes to change the current designation to a standard M-H3 district with a maximum height of 40 metres (12-storeys) and 6.0 FAR.

The subject site, encompassing 0.76 acres (3,080 m²) comprises eight lots with a mix of single-family homes, a duplex, and a small apartment building on the eastern side. It is bordered by Riley Park to the north, the Ezra on Riley Park development to the west, and single-family residences to the east and south. Key location highlights include:

- Within 350 metres of the Sunnyside CTrain Station;
- Located on 5th Avenue NW (a collector street and important multi-modal connection between 10th Street, a Neighbourhood Boulevard and 14th Street, an Urban Boulevard)
- Calgary Transit bus stop mid-block (Stop 8048 of Route 104 - Sunnyside/University of Calgary (West), westbound);
- 5th Avenue bike lane runs along the south edge of the parcel;
- The public amenity of Riley Park lies immediately North of the parcel; and
- 2-blocks walking distance to the Kensington Business Improvement Area (BIA) with over 250 shops and services for resident's daily needs.

This location offers a unique opportunity for a development with maximized transit accessibility and active transportation, supporting the City's vision of sustainable, compact urban growth.

At the time of Redesignation submission, the development is estimated to create approximately 175 residential units (including 25 CMHC qualifying 10-year affordable units) in a **purpose-built rental project**. Parking is proposed to 'over-park' the building with up to 162 stalls (0.9 units per dwelling), meet or exceed bicycle parking requirements, and provide integration of inter-modal transportation including public transit, cycling, and scooter infrastructure.

A Development Permit will be submitted subsequent to the Redesignation and inform the bylaw drafting and codify massing restrictions.

Policy Alignment

This proposal directly supports the goals outlined in Calgary's Municipal Development Plan (MDP), Riley Communities Local Area Plan (LAP), and Land Use Bylaw (LUB) by promoting responsible, sustainable growth within Established Communities. It advances transit-oriented development, reduces urban sprawl, and fosters a vibrant, walkable neighborhood.

Specifically, it aligns with the LAP's emphasis on strategic intensification within established neighborhoods, supporting local amenities, transit, and economic vitality. Within the LAP, the site is designated as the *Neighbourhood Connector* typography on the Map 3: Urban Form, ideal for high-density residential development within walkable, mixed-use areas. A the LAP Map 4: Building Scale the parcel is located within the 12-storeys maximum height area.

Further, Calgary Climate Strategy encourages efficient land use and redevelopment to create a more dense, compact city to minimize travel distances and support multi-modal alternatives to vehicle use. Intensification of this well-connected TOD parcel will promote resident's use of public and alternative transportation types including walking, biking, scooters, and public transit as they access daily needs in the well-served local area ~~area~~.

Redesignation Objectives

The proposed M-H3 standard district is well suited to this site as it is intended for the developed area, with higher numbers of dwelling units, and is to be located on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations. Further, Local Area Plan (LAP) requires reduced shadow impact on Riley Park and several mitigation techniques are proposed for the building massing including:

- Upper floor massing reductions to distribute the building's bulk, and reducing the overall shadow impact on Riley Park (portions of the building are 8-storeys, stepping up to 12-storeys on the East side;
- Creating set-backs above the podium and pushing the building mass to the South to reduce shadow impact to the North;
- DP design will 'erode' the 12-storey upper level corners to further reduce shadowing.

A high density 6.0 FAR is sought to allow a significant volume of building and units, to improve the financial feasibility of the development to facilitate funding of affordable units, amenities, public transit integration, bike lane improvements, and a high-quality public realm. Generally, higher a FAR allows more viable, innovative, sustainable, and attractive building designs that enhance the overall quality of the development.

Community Benefits

The developer seeks to participate in the community driven objective of creating a physical separation of the 5th Avenue bike path to improve safety for cyclists. Further, the development anticipates a requirement to create an integrated transit stop in the public area of the development. The developer looks forward to participating in these opportunities and finding opportunities to include public art, especially on the laneway side of the building.

In summary, this development represents a forward-looking, high-quality addition to Calgary's urban fabric. The Harriet on Riley Park will:

- Increase housing options within walking distance of transit and amenities, supporting a diverse population;
- Enhance neighborhood vibrancy through increased local economic activity and improved public realm;
- Support sustainable growth by leveraging existing infrastructure and promoting multi-modal transportation; and
- Create a landmark, transit-supportive development that exemplifies Calgary's commitment to responsible urban intensification.

The Applicant and Developer are committed to meaningful stakeholder engagement and providing a variety of platforms for residents to learn about the project, share feedback, and ask questions. A project website and several Open Houses will be conducted during the redesignation application and subsequent development permit application. Feedback will be carefully gathered and reported in an Outreach Summary Report.