

Applicant's Submission

On behalf of Graywood Developments, 02 Planning + Design is submitting this application to redesignate the parcel located at 417 10 street northwest in the community of Hillhurst-Sunnyside from Commercial Corridor 1(C-COR 1f2.8h13) to a Direct Control District based on the Mixed-Use Active Frontage (MU-2 f5h32) with a density modify of 5 FAR and a height modifier of 32 metres. The proposed MU-2 f4h32 land use district will permit the development of a new mixed-use development consisting of retail uses at grade and residential units on the upper floors.

The proposed land use district conforms to the land use, density and height as outlined in the policy for the site in the Hillhurst-Sunnyside ARP. The ARP designates the site s "Urban-Mixed Use" with a maximum density of 5 FAR and a maximum height of 32 metres.

The site is currently occupied by a single storey commercial building with the Royal Bank as the sole tenant. The remaining area of the site consists of a large surface parking lot. The redevelopment of the site into a medium density mixed-use building will provide the opportunity for increased intensity adjacent to transit, local shops and services as the site is strategically located on the neighbourhood's main street, 10 street, and in close proximity to the Sunnyside LRT station. The redevelopment of the site will also improve the environment of 10 street by introducing active retail frontages to replace the current condition of blank walls facing 10 street. All vehicular access and loading will be located off the lane which will eliminate the vehicle access and curb cuts on both 10 street and Gladstone road which will improve pedestrian connectivity along each of those streets.

Throughout the application process, Graywood and their team will work collaboratively with officials at the City of Calgary, representatives from the local Councillors' office and residents of Hillhurst- Sunnyside. Anticipated public engagement activities include focused meetings with the Community Association along with a public open house. Feedback provided by Community Association and public will be considered in the application process.