

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 March 22

ISC: UNRESTRICTED  
CPC2018-0297  
Page 1 of 7

**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by O2 Planning & Design on 2017 December 15 on behalf of the landowner Graywood 10G GP Inc. The application proposes to change the designation of the properties from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to a DC Direct Control District to allow for:

- mixed-use buildings (e.g. commercial store fronts with apartments above);
- a maximum building height of 32 metres (an increase from the current maximum of 13 metres);
- a maximum building floor area of approximately 11,200 square metres based on a building floor to parcel area ratio (FAR) of 5.0; and
- the uses listed in the DC(MU-2) designation.

The proposal allows for a land use with a density and height that are compatible with surrounding development and in alignment with the applicable policies of the Municipal Development Plan and the Hillhurst/Sunnyside Area Redevelopment Plan.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.22 hectares  $\pm$  (0.55 acres  $\pm$ ) located at 413, 417 and 421 – 10 Street NW (Plan 514EJ, Lots 1 to 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District **to** DC Direct Control District to accommodate mixed-use development with density bonus, with guidelines; and
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 6 – 0**

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 152D2018; and

1. **ADOPT** the proposed redesignation of 0.22 hectares  $\pm$  (0.55 acres  $\pm$ ) located at 413, 417 and 421 – 10 Street NW (Plan 514EJ, Lots 1 to 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District **to** DC Direct Control District to accommodate mixed-use development with density bonus, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 152D2018.

**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject parcel is located along 10 Street NW, at the north end of the commercial centre of Hillhurst/Sunnyside in the community of Hillhurst. The site has significant frontage along 10 Street NW, while also featuring frontage along Gladstone Road NW. The site is approximately 240 metres from the LRT platform and within walking distance of downtown. The subject site is currently occupied by an older single storey commercial building. Surrounding the subject site are mixed-use commercial/residential buildings to the south and east; multi-residential building to the west; and some commercial developments to the north across Gladstone Road NW.

As identified in *Figure 1*, the community of Hillhurst has seen population decline over the last several years after reaching its population peak in 2015.

*Figure 1: Community Peak Population*

<b>Hillhurst</b>	
Peak Population Year	2015
Peak Population	6,737
2017 Current Population	6,648
Difference in Population (Number)	-89
Difference in Population (Percent)	-1%

Source: The City of Calgary 2017 Census

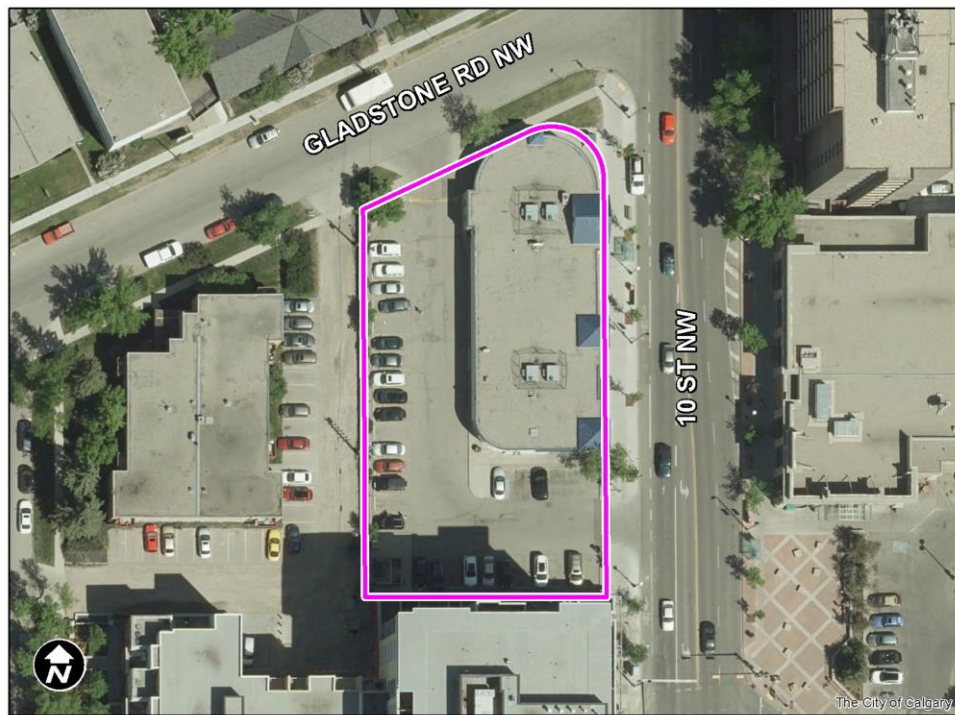
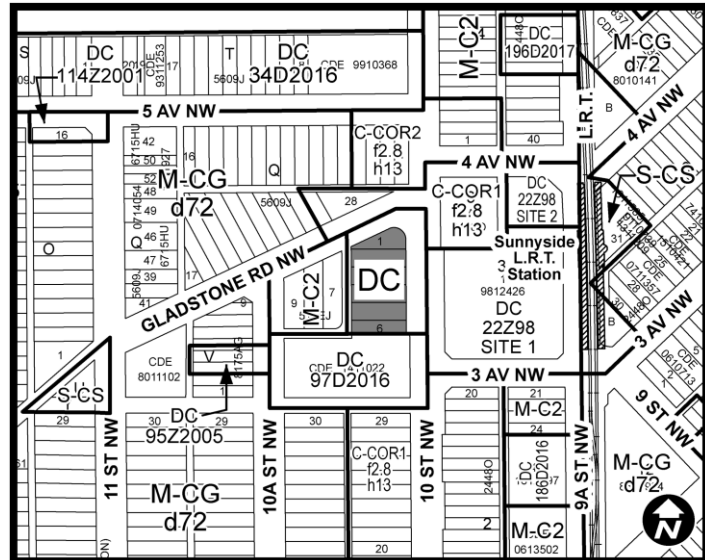
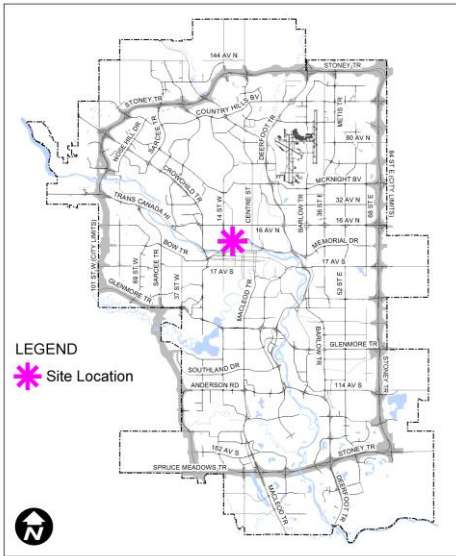
Additional demographic and socio-economic information may be obtained online on [Hillhurst](#) community profile.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 March 22

ISC: UNRESTRICTED  
CPC2018-0297  
Page 3 of 7

Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018

Location Maps



**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

---

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

**Land Use**

The current land use district for the site is Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District. This would allow for a mixed-use building on the site of approximately four storeys. The proposed land use district is a DC Direct Control District based on the Mixed Use - Active Frontage (MU-2) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A Direct Control District has been used for this application to allow for specific density bonus provisions in the Hillhurst/Sunnyside Area Redevelopment Plan. In addition to allowing for medium density mid-rise mixed-use developments, the key components of Direct Control District include:

- it allows for a maximum height of 32.0 metres and a maximum density of 5.0 FAR; and
- it allows for the implementation of the density bonus provisions in the Hillhurst/Sunnyside Area Redevelopment Plan. The Area Redevelopment Plan allows for an increase in density to a maximum floor area ratio of 5.0 through the density bonus provision.

**Implementation**

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit application for a new mixed-use building on this site. The overall size of the building, mix of uses, required parking and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

**Infrastructure**

***Transportation Networks***

The subject site is located adjacent to transit stops for several bus routes on 10 Street NW as well as 240 metres from the Sunnyside LRT Station. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application.

***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 March 22**

**ISC: UNRESTRICTED  
CPC2018-0297  
Page 5 of 7**

**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

---

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Hillhurst Sunnyside Planning Committee (HSPC) was circulated as part of this application. A letter was submitted by the HSPC, which indicated general support for the land use amendment (Attachment 3). However, they did raise a number of points regarding the potential new development which will be addressed through a future development permit for the site. These included the built form, design of the ground floor, mix of units and parking.

The HSPC also mentioned a policy (4.3.8 Traffic Management Monitoring) in the Area Redevelopment Plan that states:

*"2. Upon completion of six significant redevelopments in the study area, The City shall prepare a Mobility Assessment & Plan (MAP) in consultation with the Community Association to review the transportation impacts of the intensified land use on adjacent roadways, as well as pedestrian, bicycle and transit connections."*

A review by Transportation revealed that daily volumes of traffic in the area have remained steady or have declined since the amendment to the Area Redevelopment Plan in 2009. Given that a number of redevelopment projects have now been undertaken in the area, Administration will be discussing with the Community Association how best to proceed with reevaluating the impacts on the transportation network within the area.

There were four letters received from the surrounding residents. One of these was in opposition to the proposed land use due to concerns with loss of view and sunlight as well as impacts on property values. The other letters simply expressed some concerns with the potential development height and footprint and the impact on the adjacent development (St. Johns building).

**Engagement**

The applicant held a public open house for the project in 2018 February. Approximately 20 people attended the open house and verbal feedback was primarily positive. Opportunity for written feedback was provided with comments related to building design, traffic and affordable housing.

**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

---

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with policies on Community Development.

***Municipal Development Plan (Statutory, 2009)***

The subject site is identified on the Urban Structure Map of the Municipal Development Plan (Map 1) as being within the Neighbourhood Main Street Area. Neighbourhood Main Streets typically are located along Primary Transit Network within the Inner City and have a strong historical connection to the communities they abut. They are the “main streets” for one or more communities, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment. The application is in alignment with the main street planning direction as it provides for increased population and jobs in close proximity to transit.

***Hillhurst/Sunnyside Area Redevelopment Plan (Statutory, 1988)***

The subject site falls within the Transit Oriented Development Area of the Area Redevelopment Plan, approved by Council in 2009 February. The subject site is situated in the area identified as Urban Mixed-Use on the Land Use Policy Area Map of the Area Redevelopment Plan. This area has the potential to accommodate the highest densities and building heights in the area with minimal impact on the character or quality of the nearby residential districts. The proposed land use amendment would a maximum density of 5.0 FAR and a building height of 32 metres in alignment with the Area Redevelopment Plan.

In 2012 November, Council approved an amendment to the Hillhurst/Sunnyside Area Redevelopment Plan to include density bonus provisions, which allow for a density increase up to the maximum floor area ratio specified in the Area Redevelopment Plan. The density increase is subject to a contribution to the community amenity fund. This fund has been established as a means of gaining public amenities in exchange for a level of density that surpasses the allowable base density under the provisions of the land use district.

**Social, Environmental, Economic (External)**

The recommended land use allows for greater density, including more housing and job opportunities within a walkable community close to transit, and as such, the proposed change may add to the vibrancy of the commercial Main Street and active street environment.

An Environmental Site Assessment was not required for this application.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 March 22

ISC: UNRESTRICTED  
CPC2018-0297  
Page 7 of 7

**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

---

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use amendment is in keeping with the vision of the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) and is consistent with the Municipal Development Plan (MDP). The site is in close proximity to public transit and directly adjacent to a major street.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District
3. Hillhurst/Sunnyside Community Association Letter
4. Proposed Bylaw 152D2018
5. Public Submission