

Applicant's Submission

This application proposes to redesignate the parcels located at 902 and 904 2nd avenue northwest from Multi-Residential - Contextual Ground Oriented (M-CG d72) to a Direct Control based on Multi-Residential – Contextual Medium Profile (M-C2). The proposed redesignation will bring the land use of the subject parcels in conformance with the policies for this area of Sunnyside as outlined in the Hillhurst-Sunnyside Area Redevelopment Plan (ARP).

The subject parcels sit within the area designated as “medium-density” in the ARP. The suggested maximum density for this area is 2.5 FAR and the suggested maximum height is 16 metres. The MC-2 designation aligns with the policy objectives of the ARP. The DC is required to implement the bonus density provisions of the Hillhurst-Sunnyside ARP.

The owner of the site, Sunnyside Sustainable Living, has no immediate intentions to develop to the full potential of M-C2, which is typically delivered in a built form of 4-5 storey multi-residential buildings. Sunnyside Sustainable Living's near-term development plan is to develop a basement suite in the principal residence on each parcel and a laneway home on each parcel. The land use redesignation will allow for these development intentions to proceed while bringing the land use designation in alignment with the ARP objectives. This direction was provided by the City Planning department and the area Councillor's office so that a future land use redesignation is not required.

The proposed addition of a basement unit and laneway suite will contribute to the ongoing evolution of Sunnyside and will include the following key attributes:

- **Community Character:** The retention of the two existing 1900 era bungalows maintains the existing character of Sunnyside.
- **Transit Oriented Development:** Situated within 200 metres of the Sunnyside LRT station, the development contributes to the evolution of Hillhurst/Sunnyside as a complete transit oriented community.
- **Moderate Density:** The addition of two units on the site aligns with the the City of Calgary goal of encouraging redevelopment to increase density and create a pedestrian-friendly environment.
- **Affordability:** The addition of a basement suite and laneway home provides housing opportunities for families to live in Sunnyside at a lower price point than, more affordable price point.
- **Lane activation.** The addition of laneway homes on the two parcels will activate the lane by creating more living activity and makes good use of existing infrastructure.