

Applicant Submission

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Introduction

Land use redesignation – **FROM** Commercial – Corridor 1 (C-COR1) and Multi-Residential - Contextual Grade Oriented (M-CG) Districts **TO** Direct Control District based on Multi-Residential – High Density Medium Rise (M-H2), Multi-Residential – Contextual Medium Profile (M-C2) and Commercial – Corridor 1 (C-COR1) Districts

The subject site is located in the community of Hillhurst/Sunnyside at 1110-1126 Gladstone Road NW between 10th and 11th St. NW. The site is comprised of five properties to be consolidated into one parcel measuring .34 hectares in total area, approximately 300 meters to the Sunnyside LRT station and adjacent to the 10 Street commercial corridor.

The development proposal for this site is to fully restore, repurpose and municipally designate the Hillhurst Baptist Church as well as create a public plaza on the current site. All other structures will be removed or demolished and replaced with two (2) multi-storey apartment style multi-residential buildings with a centre courtyard.

The need for a DC land use is required to modestly increase the overall site density and increase the allowable height on a portion of the site in order to preserve, restore, repurpose and municipally designate the Hillhurst Baptist Church. This is accomplished by the following:

- creating a comprehensive development site that would result in two new buildings with one shared parkade
- to moderately increase the overall site density from 3.3 FAR (on a total site basis) to 3.5 FAR
- to increase the allowable heights from 26 metres on site 1114 Gladstone and 16 metres on site 1120 Gladstone, to 32 metres over both of those sites.
- to modify the rules of M-H2 for 1114 and 1120 Gladstone to allow for greater site coverage in order to keep the height at or below 32 metres.
- to reduce the overall parking ratio to .55 stalls per unit (including visitor)
- to eliminate the need for a loading stall

Legislation and Policy

The subject site falls within the Transit Oriented Development Area as defined in the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). This application supports the broad strategic objectives as outlined in the Visions and Guiding Principles presented in Section 2.0 including increasing housing, promoting a vibrant and vital commercial corridor, emphasize walking and creating memorable and inviting public places.

Section 3.2 of the policy states that buildings that are 8 storeys or higher should be designed with landmark features that provide reference to important destinations within the community. The

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church site in it's repurposed renovated format combined with the provision of publicly accessible courtyard at the front end would achieve those goals.

The proposed development respects the intentions of the policy and keeps the highest densities and heights closest to 10th Street NW. More moderate densities and heights are offered as it transitions to the low density residential community to the west of the site.

Site Development

The application consists of three different built forms.

Site 1 - 1110 Gladstone Road NW - is proposed to preserve, restore, repurpose and municipally designate the Hillhurst Baptist Church. The height and density would remain as they are, which would be significantly lower than allowed for under the ARP (5 FAR and 26m in height). The east end of the site would become a publicly accessible courtyard space. In conjunction with the repurposed church it is envisioned that this area would become a significant landmark and public gathering space in the community

Site 2 - 1114 and 1120 Gladstone Road NW - is proposed for a 32 metre Multi-Residential – High Density Medium Rise (M-H2) building. This would effectively transfer the density and height from 1110 Gladstone Road NW to 1114 and 1120 Gladstone Road NW in exchange for the municipal designation of the Hillhurst Baptist Church, thereby protecting it in perpetuity. In order to achieve the overall FAR and preserve the church the height of the building on this site would need to reach 32 metres.

Site 3 - 1124 and 1126 Gladstone Road NW - is proposed for a 16 metre Multi-Residential – Contextual Medium Profile (M-C2) building. This does not require any amendments to the policy and complies with the Area Redevelopment Plan with regards to height and density.

Urban Design

By shifting the ARP allowable massing density for this site to the west, it maintains the pedestrian scale of the church building and activates the triangular corner of the site that fronts onto 10th Street NW marking it as a focal point for the community. The unique shape of the site, the historical form of the church itself combined with renovating and re-purposing framed by higher multi-family and mixed use development will allow it to become a piece of public art in the community.

The new M-H2 building will fit within the context of the surrounding buildings that are planned in the policy. A generous landscaped amenity space between the proposed M-H2 building and the M-C2 building provides a break along the pedestrian walkway and at the intersection of 10a St and the site.