

Revised Applicant's Submission

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Applicant's Submission

On behalf of the land owners (Jennifer Sullivan and John Lewis), O2 Planning + Design is submitting this application to redesignate the parcel of land in the community of Hillhurst-Sunnyside located at 1702 Kensington Rd NW from Residential – Contextual One / Two Dwelling District (R-C2) to a Direct Control based on the **Commercial – Neighbourhood 1 (C-N1) District**.

The intention of the redesignation is to enable a unique, small-scale mixed-use development comprising of commercial office space, a townhouse and an apartment flat. With its corner location on Kensington Road NW, this is an excellent opportunity to provide a context-sensitive example of mixed use development on a Main Street.

The subject site is approximately 450 square metres and currently occupied by a single family home. The site is strategically located approximately 250 metres from Kensington's commercial area to the east. In 1989, the lot at 1702 Kensington Rd NW was subdivided, eliminating lane access for the southern property. The northern property is now home to a large single-detached home designated R-C2. To the west of the site are several new 4-plex developments designated M-CG, adding density along Kensington Rd but in a predominantly residential format.

The site's current R-C2 designation allows for the development of low density dwellings up to a maximum of 10 metres in height. The proposed Direct Control **based on C-N1** provides the opportunity for increased intensity in close proximity to transit, local shops, and services, helping to achieve the City's Main Street intention for Kensington Rd NW.

In summary, the subject site is ideal for the kind of development envisioned in the proposed land use for the following reasons:

- **Main Streets:** The proposed development will help implement the City's intention of the Main Streets on this portion of Kensington Rd, particularly the provision of both small business and mixed use residential.
- **Transit Supportive Development:** The site is strategically located next to stop 5009 on the #1 bus route. This route provides frequent service to downtown Calgary.
- **Walkable & Cycle-Friendly Community:** The subject site is located 400m from the Bow River Pathway system which connects to Calgary's 850km of pathways and makes cycling and walking an attractive alternative for residents. Further, the subject site is located approximately 250 metres from Kensington's commercial area to the east, allowing residents to access daily needs on foot.
- **Diverse Housing Options:** The addition of a multi-family residential development provides diverse housing options for the residents of Hillhurst-Sunnyside.

Throughout the application process, the land owners, along with O2 Planning + Design, have worked collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Hillhurst-Sunnyside. Public engagement activities included focused meetings with the Community Association. The feedback gathered has been incorporated into the application process.