

## Hello, Neighbour!

We are proposing a land use change at 528 + 628 10 ST NW from the sites' existing Multi-Residential Contextual Medium Profile (M-C2) District to a Direct Control (DC) District based on the Mixed-Use General (MU-1) District. The proposed land use change would enable a development vision on both sites that includes a total of 30 residential units, 6 parking stalls, and commercial uses at-grade within a six-storey (max. 26m) built form and bonusable floor area ratio (FAR) of 4.5.

## Get In Touch

VERA Group is committed to being a good neighbour and working with stakeholders throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all stakeholders.

Find out more about this proposal and share your thoughts with us below.

## Contact Us

### Contact the Project Team

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### Contact the City of Calgary

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# 528 + 628 10 ST NW

**Proposed Land Use Change**  
M-C2 to DC based on MU-1

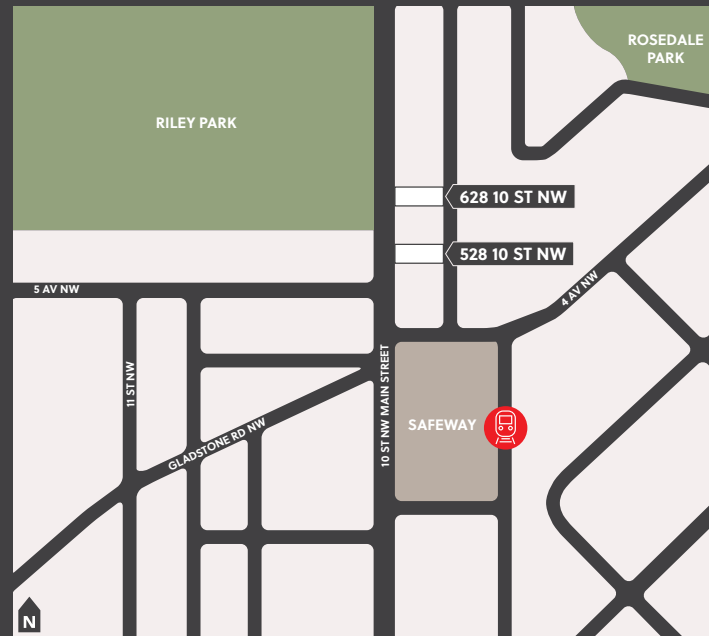


## Land Use Change & Development Vision

A Land Use Redesignation (also sometimes referred to as rezoning) application has been submitted to the City of Calgary to change the land use that applies to these properties. If approved, the proposed land use change will transition the sites from their existing Multi-Residential Contextual Medium Profile (M-C2) District to a Direct Control (DC) District based on the Mixed-Use General (MU-1) District.

The proposed land use change would enable a development vision on both sites that includes a total of 30 residential units, 6 parking stalls, and commercial uses at-grade within a six-storey (max. 26m) built form with a bonusable floor area ratio (FAR) of 4.5.

The sites' strategic location and proposed unit mix would allow future residents the option to live a vehicle-free lifestyle in an amenity-rich neighbourhood with excellent access to day-to-day conveniences, frequent transit service, and alternative mobility options like walking, cycling, and Communauto car share.



## Planning Rationale

These sites feature a number of characteristics that make them especially well suited for the proposed land use change. The sites benefit from being strategically located along the 10 ST NW Main Street, within close proximity to transit including the Red Line LRT Station, and near local destinations such as SAIT and Riley Park, as well as numerous amenities within Sunnyside.

The accessibility and proximity of alternative and active transportation modes, along with daily needs destinations make the subject sites well suited for the introduction of residential units that cater to a variety of needs, including Calgarians that opt for vehicle-free lifestyles. In support of the proposed land use change, Transportation Engineers Bunt & Associates were retained to undertake a Parking Study to evaluate the appropriateness of the proposed parking supply, which they found to be supportable and suitable based on policy, proximity to local destinations, amenities, and alternative travel options like the nearby LRT Station.

## Policy Alignment

The subject lands are within the Transit Oriented Development (TOD) Study Area Boundary of the Hillhurst-Sunnyside Area Redevelopment Plan (ARP). The proposed development vision aligns with the goals of the ARP, but would require a map-based amendment to include the northern subject site (628 10 ST NW) within the building height and density overlays associated with the southern site (528 10 ST NW).

The proposed DC District and development vision are consistent with the city-wide goals and policies of the the Municipal Development Plan (MDP), which encourage the development of innovative and varied housing options and employment opportunities in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.



Conceptual view of 10 ST NW  
All visualizations are conceptual in nature and for discussion purposes only.