

Welcome

to the Sunnyside Triangle site market sounding event

Why are we here?

- To discuss the viability of a proposed development project
- To encourage private sector participation in a mixed market model
- To exchange ideas and get feedback on:
 - market conditions
 - details of the project
 - allocation of risks

Unique opportunities

- Adjacent to Sunnyside LRT
- Next to main street retail in Kensington
- Short walking distance to downtown
- A mixed market multi-residential development
- New land use designation supported by current Area Redevelopment Plan
- Opportunity for retail component
- Presale of affordable housing units
- On the Bow to Bluff corridor
- Collaboration with Parks on enhanced public realm
- Integration of community space

This board identifies components of what The City's ideal development conditions look like. Please share your thoughts on our input board, on a comment card or directly with one of our Sales Negotiators.

Project notes

- “Sunnyside Triangle” site is located at 1020 2 Ave. N.W. in the heart of Sunnyside
- 3,598 square metres (38,724 square feet)
- Current zoning M-CGd72
- At the corner of 2 Avenue and 9 Street N.W.
- Integral component of the Bow to Bluff corridor

Demographics

Income

	2015	2020
Median household income	\$59,396	\$68,219
Average household income	\$111,580	\$122,016
Per capita income	\$60,976	\$68,711

Population

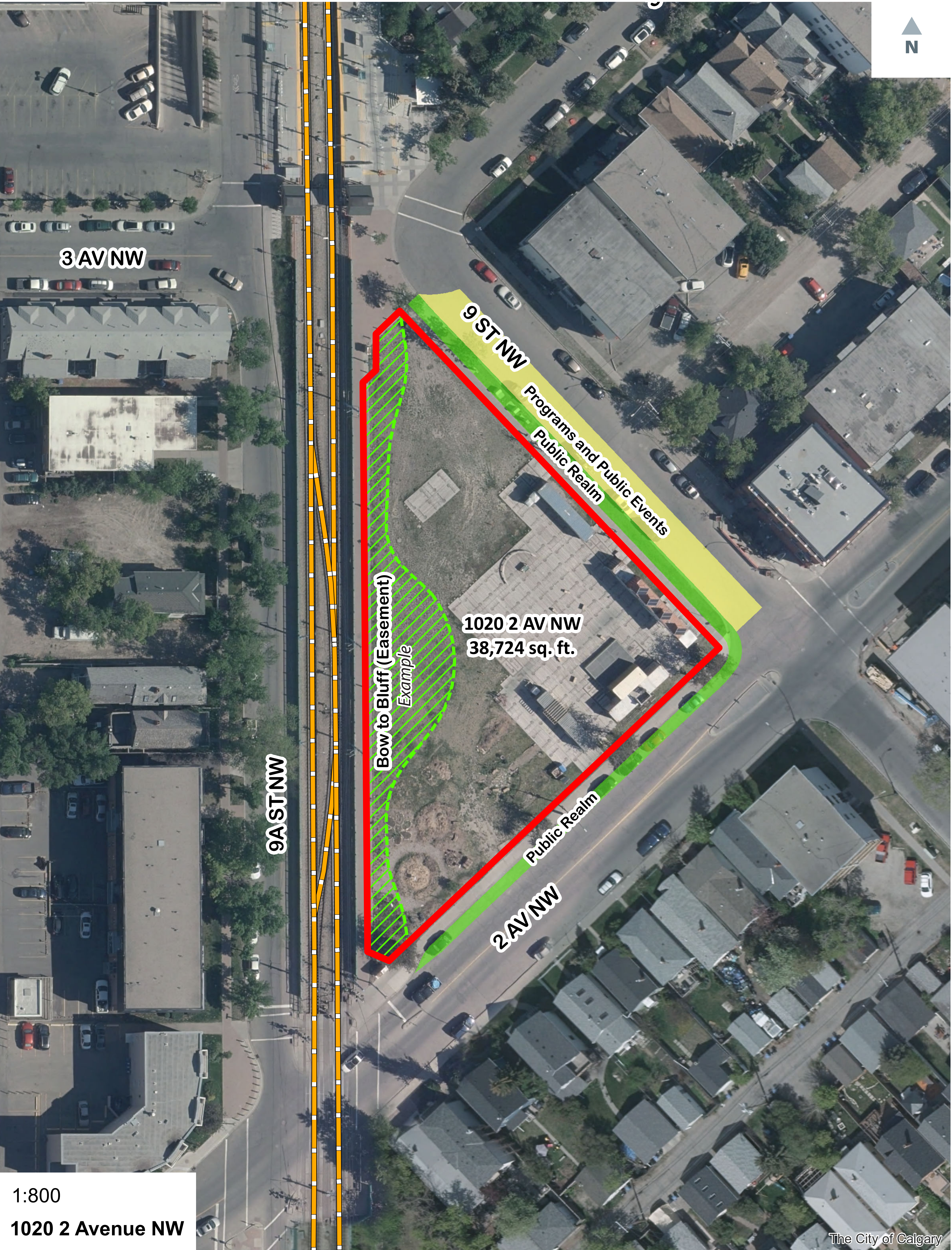
	2015	2020
Population	10,015	11,143
25 - 44 yrs	4,557	4,981
Median age	35	35

Dwellings

	2015	2016
Owned	2,318	2,798
Rented	3,155	3,477
Total	5,473	6,275

Structures

	2015	2016
Houses	1,632	2,025
Building <i>Low/high rise</i>	3,843	4,250
Total	5,473	6,275



3 AV NW

9 ST NW

Programs and Public Events
Public Realm

Bow to Bluff (Easement)
Example

1020 2 AV NW
38,724 sq. ft.

Public Realm

2 AV NW

9A ST NW



Location



Lion's Park LRT Station

NORTH HILL CENTRE

16 AV (HWY #1)

SAIT

Jubilee LRT Station

JUBILEE AUDITORIUM

RILEY PARK

10 ST NW

Bow to Bluff

Sunnyside LRT Station

2 AV NW

PRINCE'S ISLAND

14 ST NW

main street

MEMORIAL DR

KENSINGTON RD NW

main street

DOWNTOWN

WEST VILLAGE

BELTLINE

Details

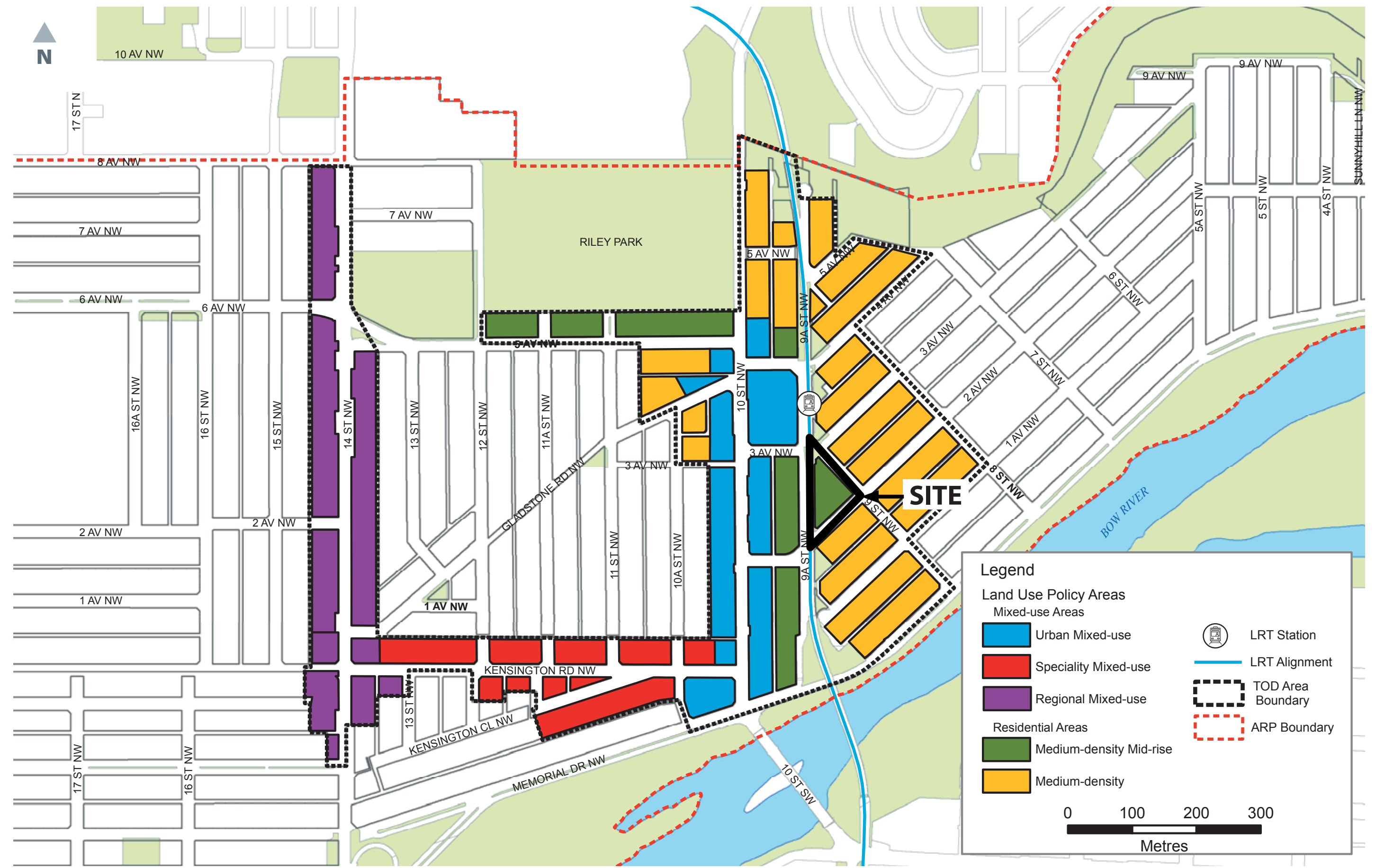
- Hillhurst/Sunnyside ARP supports medium-density mid-rise development
- Supporting commercial uses on the main floor
- Maximum density - FAR 4.0
- Maximum height - 26m
- Direct control land use district with a density bonusing provision
- LEED certified
- Building commitment
- Potential sales transaction closing to coincide with purchaser obtaining:
 - land use amendment approval
 - development permit release

Provide your input

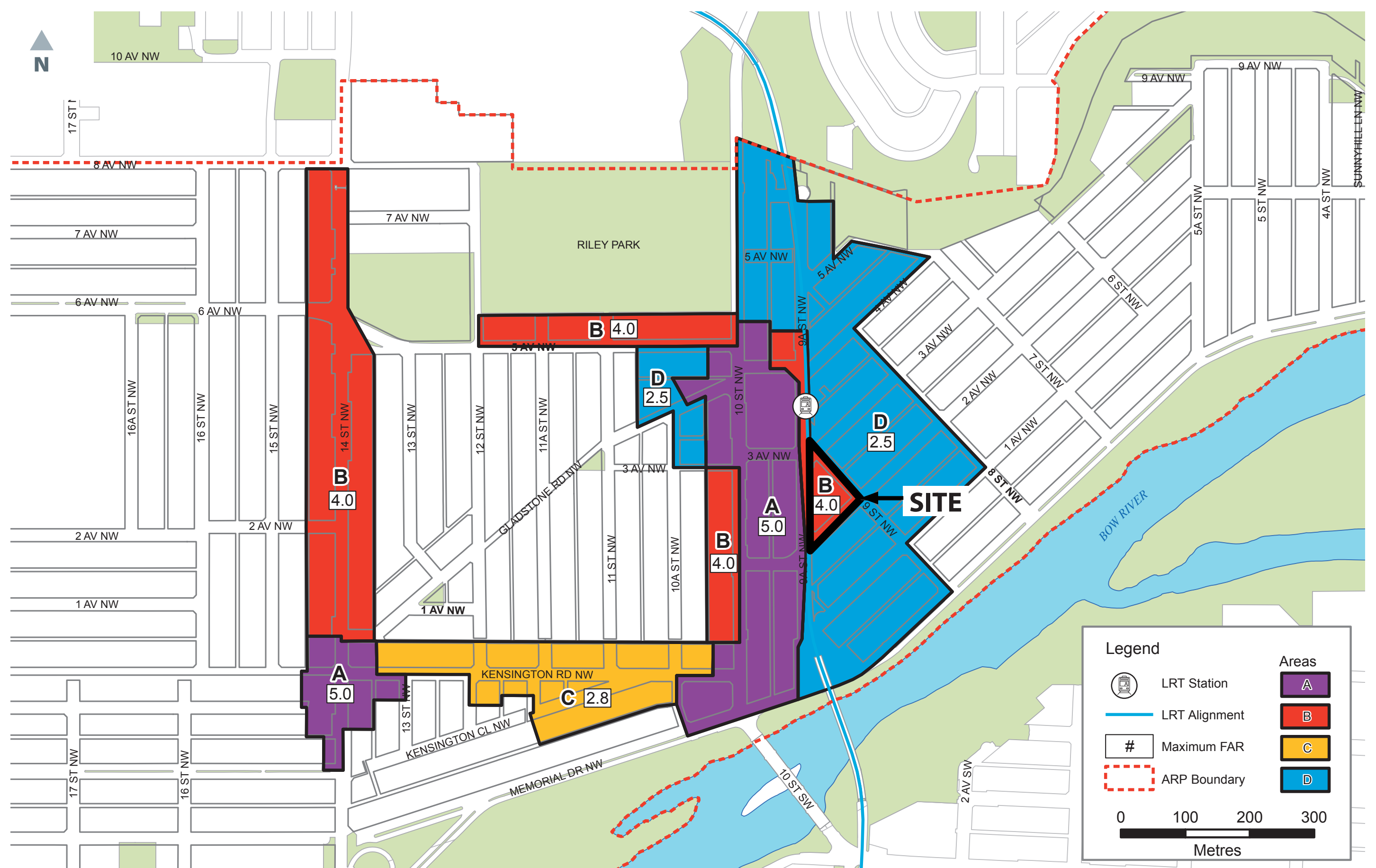
Information collected will be transcribed, summarized into themes and posted on calgary.ca/realestate under the 1020 2 Av N.W. property information.

Thank you

Land use policy areas



Maximum density



Building heights

