

LAND USE AMENDMENT
SUNNYSIDE (WARD 7)
EAST OF 7 STREET NW AND NORTH OF 2 AVENUE NW
BYLAW 97D2018

MAP 21C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate a parcel from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 January 25

That Calgary Planning Commission recommend **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 97D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 802 – 2 Avenue NW (Plan 1948P, Block 10, Lots 21 and 22) from DC Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 97D2018.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the Hillhurst/Sunnyside Area Redevelopment Plan. The proposed M-CG land use district is intended for parcels in proximity to or adjacent to low density residential development. The proposal for this inner city parcel of land allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT

1. Proposed Bylaw 97D2018

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 802 – 2 Avenue NW (Plan 1948P, Block 10, Lots 21 and 22) from DC Direct Control District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Moved by: L. Juan

Carried: 8 – 0

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Applicant:

O2 Planning and Design

Landowner:

Rob Froese

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Sunnyside, at the northwest corner of 7 Street NW and 2 Avenue NW. The site is currently occupied by a single storey commercial building with a detached garage at the rear lane. The subject property, historically known as the 'Sunnyside Grocery', and built in 1911, is listed on Calgary's Inventory of Evaluated Historic Resources (the 'Inventory') and formally acknowledges the site to have 'Community Significance'. The property's listing on the Inventory does not protect or regulate the property however. Surrounding land uses include a mix of low to medium density residential development including apartments as well as single detached and semi-detached residential dwellings. To the south of the site, across 2 Avenue NW, is the Sunnyside Elementary School. The site is also within walking distance of the Sunnyside LRT Station, the Bow River Pathway and the Peace Bridge.

LAND USE DISTRICTS

The proposed land use district is Multi-Residential – Contextual Grade-Oriented (M-CG) District. The M-CG District is intended to accommodate multi-residential, grade-oriented development in a variety of forms. The rules of the M-CG District provide for development that is low in height and sensitive to adjacent low-density residential development, such as single detached and semi-detached dwellings. The proposed M-CG District would allow for up to 6 units on the subject site.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the recommendation ensures an appropriate mix of land uses are developed in an orderly, efficient, safe and economical manner (subsection 8.11). The proposal also provides for a variety of residential environments which feature innovative designs and densities and which make use of existing facilities, infrastructure and public transportation (subsection 8.14).

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Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory / Approved by Council – 1988)

The subject site is located in the *Low Density Multi-Unit* area as identified in Part I of the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). The *Low Density Multi-Unit* area policies envision redevelopment in the form of low profile family-oriented redevelopment. Appropriate redevelopment would consist of single and two unit dwellings, and small multi-unit developments.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from the Sunnyside LRT Station as well as nearby transit stops along 2 Avenue NW. The site is also within close distance of the Bow River Pathway and Peace Bridge providing for excellent pedestrian and bicycle connectivity.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

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GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Hillhurst Sunnyside Planning Committee (HSPC) was circulated as part of this application. A letter was submitted by the HSPC, which indicated general support for the land use amendment (APPENDIX II). However, they did raise some concern regarding parking for a proposed development and indicated they would like to see some form of commemoration of the heritage of the existing building with new development. Administration, and particularly Heritage Planning, has worked with applicants to provide for commemoration of former historic resources within the community of Hillhurst/Sunnyside. The applicant has been made aware of this request and is willing to work with Administration on a creative approach to commemorating the former historic building through the redevelopment of the site.

Citizen Comments

There were three letters received from the surrounding residents all in support of the proposed land use.

Public Meetings

The applicant held a public open house for the project in 2017 December. Approximately 50 people attended the open house and verbal feedback was primarily positive. Opportunity for written feedback was provided. Approximately 26 comments were received and were generally positive.

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APPENDIX I

APPLICANT'S SUBMISSION

Sunnyside Sustainable Living is proposing to develop a 6-unit family focused townhouse project on the parcel located at 802 2nd Avenue NW. In support of the development, O2 Planning + Design has submitted a land use amendment application to redesignate the parcel from a Direct Control District (DC785) to Multi-Residential Contextual Grade-Oriented (M-CG). Hindle Architects will be submitting a development permit to support this land use application. The proposed development has been designed to respond to the specific conditions of the site and the development permit provides details on how the proposed M-CG land use will be implemented. The key attributes of the proposed development include:

- **Transit Oriented Development:** Situated within 400 metres of the Sunnyside LRT station, the development contributes to the evolution of Hillhurst/Sunnyside as a complete transit oriented community.
- **Moderate Density:** Fulfills the City of Calgary goal of encouraging redevelopment to increase density and create a pedestrian-friendly environment. Sunnyside Village will provide the necessary affordable, moderate density housing that other large developers are not interested in pursuing.
- **Family Friendly:** Located across the street from the Sunnyside School, the site provides an ideal opportunity to provide “family-oriented and affordable housing, thus enhancing the viability of local schools by creating opportunities for more families with children to move into the community” – as outlined in the Hillhurst-Sunnyside ARP.
- **Community & Social Objectives:** The Sunnyside Village Project has played an active role in the community, partnering with local artists, urban gardeners, and school children over the past three years. The aim of this redevelopment is to continue to create a positive contribution to the neighbourhood.
- **Variety of unit sizes.** The proposed mix of unit sizes ranging from 765 square feet to 1400 square feet will be attractive to a variety of future residents of different family makeups and demographics.
- **Walkability:** Located within walking distance of the shops and services of the 10th Street and Kensington Road main streets, the development will offer the opportunity for its residents to live a less auto-reliant lifestyle.
- **Street vitality.** The site's location on a corner offers the opportunity for frontages on two streets. The introduction of two new doors on 2nd Avenue and three new doors on 7th Street will contribute to the street vitality of the neighbourhood through increased pedestrian activity.
- **Community Interaction.** Patios large enough to accommodate dining tables and chairs will increase the interactivity between the residents and their neighbours.
- **Context.** Building materials will be chosen to respect the heritage of the neighbourhood.
- **Landscape.** Landscaping will be used to introduce colour and texture and provide privacy and shade for residents

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APPENDIX II

LETTERS SUBMITTED



January 3, 2018

Steve Jones, M.Pl., MCIP, RPP
Senior Planner
Community Planning (North Team)

Emailed to: steve.jones2@calgary.ca

RE: LOC2016-0079 | 802 2 Avenue NW / Former Sunnyside Grocery Site | Land Use Amendment
from DC 785 to M-CGd111 (Recirculated)

Dear Mr. Steve Jones,

The Hillhurst Sunnyside Planning Committee (HSPC) is pleased to provide comments on the above re-circulated application. HSPC and neighbours have been watching the evolution of this project with interest. We have not yet received the Development Permit plans, but have seen the renderings as presented at the recent open house and on the applicant's website. We understand that the applicant seeks a Land Use Amendment from the current DC 785 grocery store use to M-CGd111 to accommodate a multi-residential use.

Hillhurst Sunnyside Area Redevelopment Plan (ARP)

Generally, we are pleased to see an adherence to the vision in the Hillhurst Sunnyside Area Redevelopment Plan, particularly with the developer's interest in providing gentle density in the form of family-oriented housing. We are generally supportive of the inclusion of affordable housing, but are uncertain about long-term affordability as that is to be determined, should the developer partner with another agency, such as Norfolk Housing and is beyond the scope of this review.

Ground-oriented housing is a welcome feature in this neighbourhood and aligns with the proposed Multi-Residential – Contextual Grade Oriented designation. The M-CG Land Use Designation is consistent with the surrounding community.

While the existing Sunnyside Grocery building is on the City of Calgary Inventory of Historic Resources, it is not formally designated and protected. We would like to see the heritage of the building and community celebrated with the new development.

Density

The Land Use Redesignation from its current restrictive DC use to M-CGd111 is generally favourable as it matches the surrounding community, which is zoned as M-CGd72. We understand that a density of 111/HA would allow 6 units for this site. Given the location of the site, a corner lot adjacent to older,

S. Jones

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non-conforming multi-residential buildings that pre-date the ARP as well as its proximity to Sunnyside Elementary School, we see merit in the proposed zoning.

Parking

We understand that the application seeks a parking relaxation of 3 stalls from the required 8. Parking is always an issue in inner-city neighborhoods, and the proposed relaxation seems extreme. Generally, the argument is that it is not appropriate to download a parking issue from the development to the neighborhood, streets and immediate neighbors.

To that end, we would strongly suggest a DC zoning that limits the issuance of parking passes to 3, one for each unit that does not have a designated onsite parking spot. Additionally, per the ARP, multi-residential building are not to receive on-street permits and we would like to work with the City and the Calgary Parking Authority to ensure enforcement for no new parking permits.

Public Engagement

The developer's public engagement the new recirculated application has been excellent so far:

- The applicant's team presented to the HSCA planning committee on November 14, 2017.
- The applicant's team hosted an open house at Vendome Café on December 6, 2017. We were provided material and a placeholder website to circulate to our membership and online.
- The applicant has provided a dedicated project website (sunnysideliving.ca).
- The applicant continues to provide project updates over social media (facebook.com/sunnysidegrocery).
- The applicant informed us that there will be an additional open house in the future once the plans are more finalized.

We advertised the City of Calgary's *Request for Comment on Application* online and on social media to invite residents to submit feedback to the City File Manager directly and to copy the HSCA and councillors office. Feedback has been positive, however we temper our initial comments as we are not certain if the adjacent and most affected neighbours have been involved with the new application.

We will defer comments on the building design to the later Development Permit stage.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

Cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Peter Bolton, Decker Butzner, Lorna Cordeiro, Patti Dawkins, Eliot Tretter, Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association
Brian Horton, O2 Planning + Design, Applicant's Planning Team
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
City of Calgary Circulation Control (cpag.circ@calgary.ca)