

Planning & Development Report to
Calgary Planning Commission
2018 November 29

ISC: UNRESTRICTED
CPC2018-1332
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**Land Use Amendment in West Hillhurst (Ward 7) at 2103 - 5 Avenue NW,
LOC2018-0202**

EXECUTIVE SUMMARY

This application was submitted by Sinclair Signature Homes on 2018 September 10 on behalf of the landowners Michelle and Spencer Cheyne. The application proposes to redesignate one corner parcel from Residential - Contextual One / Two Dwelling (R-C2) District to Residential - Grade Oriented Infill (R-CG) District to allow for:

- A rowhouse in addition to building types already allowed (e.g. single detached homes, semi-detached and duplex homes, and suites);
- A maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units);
- A maximum building height of 11 metres (an increase from the current maximum of 10 metres); and
- The uses listed in the proposed R-CG designation.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT** by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2103 - 5 Avenue NW (Plan 710N, Block 17, Lots 19 and 20) from Residential - Contextual One / Two Dwelling (R-C2) District **to** Residential - Contextual Grade - Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 29:

That Council hold a Public Hearing; and

1. ADOPT by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2103 - 5 Avenue NW (Plan 710N, Block 17, Lots 19 and 20) from Residential - Contextual One / Two Dwelling (R-C2) District **to** Residential - Contextual Grade - Oriented Infill (R-CG) District; and
2. Give three readings to **proposed bylaw 26D2019**.

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BACKGROUND

The subject site is located in the community of West Hillhurst south of 5 Avenue NW and west of 20 Street NW. West Hillhurst does not have a local area plan and therefore future redevelopment of the community is subject to the policies in the *Municipal Development Plan*.

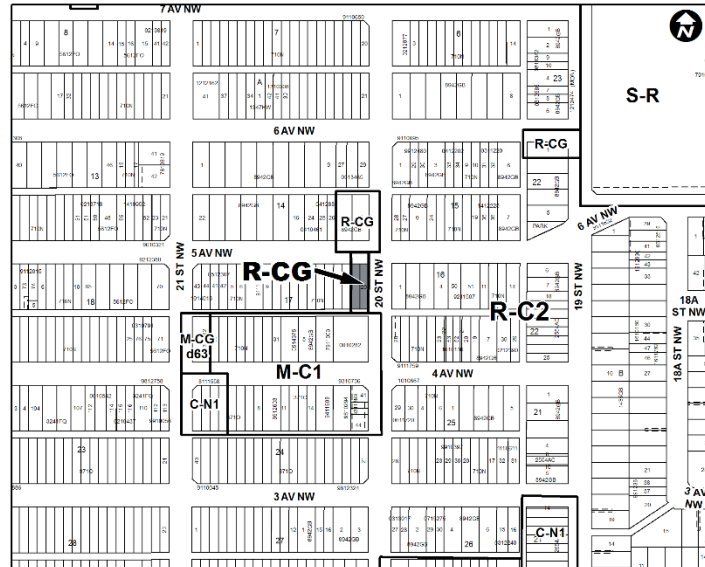
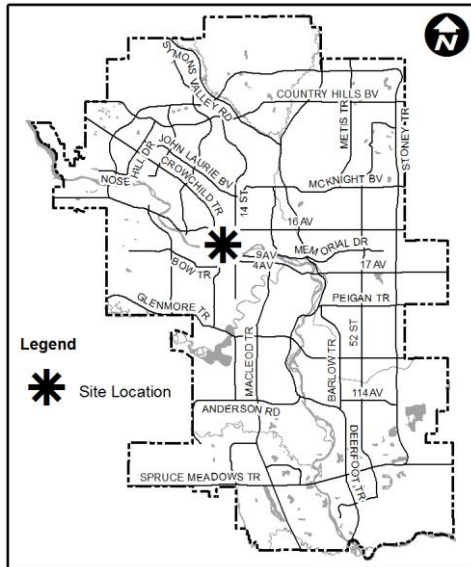
As indicated in the previous section, this application was submitted to The City of Calgary by Sinclair Signature Homes on 2018 September 10. Although a development permit has not been submitted at this time, as stated in the Applicant's Submission (Attachment 1) the intent of the land use amendment application is to enable the development of a four-unit row house building.

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Location Maps



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Site Context

Located at the intersection of 5 Avenue NW and 20 Avenue NW, this corner site is approximately 0.06 hectares in size with approximate dimensions of 18 metres by 38 metres. A rear lane exists to the south of the site. The property is currently developed with a one storey single detached dwelling and an accompanying three car garage accessed from 20 Street NW. There are no obstructions in the lane preventing access from the lane rather than 20 Street NW.

Surrounding developments are characterized by a mix of single and semi-detached homes, with a row of multi-residential development lining 20 Street NW on the west side to the south until 3 Avenue NW. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District. Earlier this year, Council approved a redesignation application from R-C2 to R-CG directly to the north of the subject site (LOC2017-0356). Lands designated for multi-residential uses (i.e. M-C1, M-CG) and commercial uses (C-N1) are located directly to the south.

Over time, 20 Street NW has redeveloped with row houses fronting onto it. Currently, there are row houses constructed along 20 Street NW from north of the lane between 3 avenue NW and 4 Avenue NW to the parcel directly south of the subject site. There are row houses approved for the parcel directly to the north of this parcel. This parcel is a missing link in an otherwise contiguous row house frontage along 20 Street NW for four connecting parcels, or two full blocks.

As identified in *Figure 1*, the community of West Hillhurst has seen a population decline over the last forty years, reaching its population peak in 1968.

Figure 1

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,338
Difference in Population (Number)	-533
Difference in Population (Percent)	-8%

Source: The City of Calgary 2017 Civic Census

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

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Planning Considerations

Land Use

The existing Residential - Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units per parcel.

The proposed Residential - Grade-Oriented Infill (R-CG) District is a residential designation that allows up to two to three storey (11 metres maximum) row house developments where one facade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

As noted, the proposed redesignation is intended to accommodate a redevelopment of the site with four row houses. There is not an active development permit on this site, although the typical redevelopment scheme for parcels such as this would have one unit facing 5 Avenue NW and 3 units facing 20 Street NW. The rules of the proposed R-CG District will provide guidance for the development of the site including the height and building massing, landscaping and parking. Within The R-CG District, row houses are considered a permitted use if they meet all the rules outlined in the Land Use Bylaw, and discretionary if they do not. Given the specific context of this development, items that are being carefully considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both street frontages;
- ensuring a sensitive building form and transition with respect to the adjacent street and existing development;
- emphasizing individual at-grade entrances; Access + rehab of sidewalk along 20 Avenue NW; and
- ensuring functional treatment and operation of waste, recycling and composting facilities.

Environmental

An environmental site assessment was not required for this application.

Transportation Networks

The subject site is located approximately 200 metres from transit stops for several bus routes on 19 Street NW with an additional transit stop located across 5 Avenue NW. Fifth Avenue NW is classified as a Collector Road in the Calgary Transportation Plan. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as a part of this application.

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Utilities and 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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The West Hillhurst Community Association was circulated, and provided a letter stating they had no comments on the application (Attachment 2).

Two letters were submitted from nearby residents on this application. One letter was in support and one letter was opposed citing an increase in density will cause an issue with parking and enjoyment of their property.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory - 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory - 2009)

The subject parcel is located within the 'Residential - Developed - Inner City' area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that is sensitive to existing residential development in terms of height, built form and density.

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Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

There is no local area plan for West Hillhurst.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types within the existing established inner city community and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal allows for a range of buildings types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. West Hillhurst Community Association Letter
3. **Proposed Bylaw 26D2019**