

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1192

**Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW,
LOC2019-0110**

EXECUTIVE SUMMARY

This application was submitted by Citytrend on 2019 July 10 on behalf of landowners Paradiso Investments Ltd. The application proposes to change the designation of the property from Multi-Residential – Contextual Grade-Oriented (M-CG d72) District to a DC Direct Control District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- the additional use of Office;
- a maximum building height of 12 metres (no change from the current maximum);
- a maximum of 2 dwelling units (no change from the current maximum); and
- the uses listed in the M-CG District.

The proposal allows for use of the site as an office and is in alignment with the applicable policies of the *Hillhurst/Sunnyside Area Redevelopment Plan* and 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 0.03 hectares ± (0.07 acres ±) located at 1187 Kensington Crescent NW (Plan 4163P, Block 1, Lot 120) from Multi-Residential – Contextual Grade Oriented (M-CG d72) District to DC Direct Control District to accommodate an Office (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

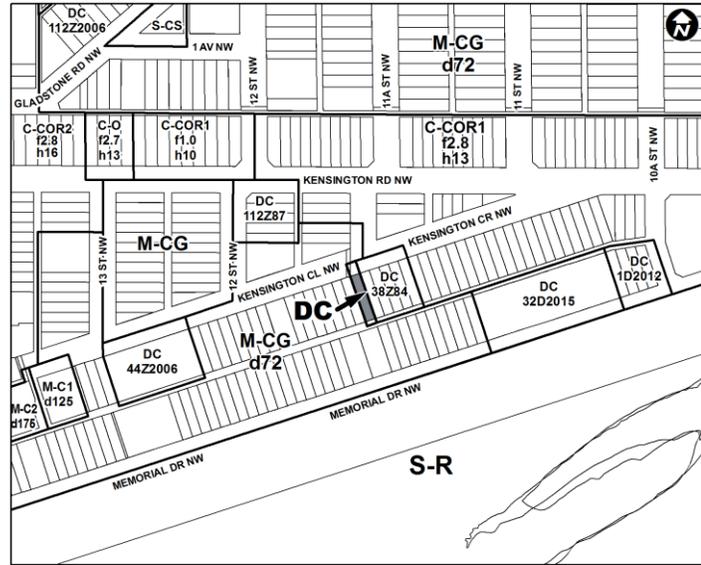
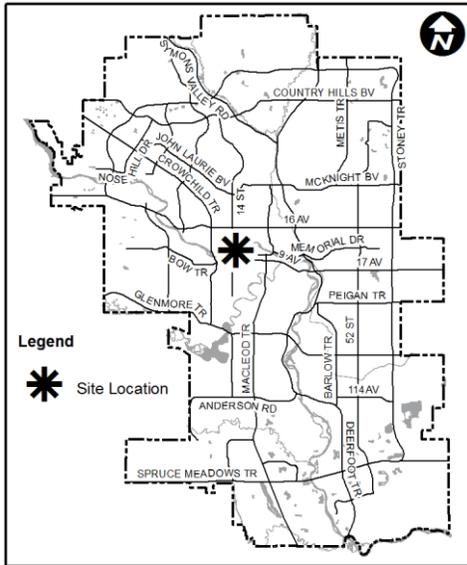
This application was submitted by Citytrend on 2019 July 10 on behalf of landowners Paradiso Investments Ltd. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the owner is intending to locate his business within the existing single detached building on the site.

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Location Maps



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Site Context

The subject parcel is located in the community of Hillhurst in the northwest quadrant of the City. The site is developed as a single detached dwelling with a detached garage which is accessed from the rear lane. Located between Kensington Crescent and Kensington Close NW, the site is easily accessible by foot, transit, or vehicle.

The subject site is adjacent to low density residential dwellings to the west, commercial development to the north and east and a large multi-residential development is under construction immediately south. The parcel is in close proximity to Memorial Drive NW, Kensington Road NW and 10 Street NW, and is located approximately 600 metres from the Sunnyside LRT Station.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the protection of residential lands, while permitting the additional use of Office, which has the ability to be compatible with and complementary to existing uses in the area.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current land use district for the site is Multi-Residential – Contextual Grade-Oriented (M-CG d72) District. This would allow for a multi-residential building on the site with a building height of 12 metres or approximately three storeys. The current maximum density of 72 units per hectare within the district would allow for two units on the site.

The proposed land use district is a DC Direct Control District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the *Land Use Bylaw* indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

A DC Direct Control District has been used for this application to provide for an office use that will occupy the entirety of the existing building, while retaining the residential use consistent with the surrounding development for when the office use is no longer operation. Additionally, due to the site's proximity to primary transit and limited redevelopment potential, the proposed DC District adjusts the parking requirement to a minimum of two stalls for the office use.

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Development and Site Design

A permitted use development permit application will be required to enable a change of use to accommodate the applicant's business. Any potential changes to the building, signage or design of the site would also be determined through the development permit process.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

The site is located at the west end of Kensington Crescent NW where the road meets Kensington Close NW, and has rear lane access to an existing two car garage and tandem parking pad. The site is in close proximity to transit stops along Kensington Road NW and 10 Street NW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential changes to 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 practises, 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 on-line.

Administration circulated the application to the Hillhurst Sunnyside Community Association however no comments were received.

Administration received no comments from the public at the time of writing this report.

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

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Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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 policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development. The proposal is in keeping with relevant MDP policies as it is compatible with the established pattern of development while also maintaining the stability of the neighbourhood.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1997)

The *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) identifies the subject parcel as located within Character Area Four. This character area is identified as a stable residential area characterized by its long uninterrupted blocks. The policies contained within the ARP are specific to respecting the existing character of the community with provisions such as respecting setback and ensuring access to parking. The proposed land use district complies with the ARP.

Social, Environmental, Economic (External)

The recommended land use will continue to allow for a variety of office uses to function on the site. The land use also allows for a wider range of office uses, supporting the viability of small business in a location close to downtown and major transportation routes.

An Environmental Site Assessment was not required for this application.

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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 land use 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 and operational risks which have been identified will be managed at the time of development permit.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the intent and objectives of the *Hillhurst/Sunnyside Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed DC Direct Control District provides for flexibility to allow this site to continue operating in its current form. The proposed DC District keeps in place the residential use that should minimize the negative impacts on the adjacent residential community, while allowing the site to adapt to changing market conditions.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District Guidelines