

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1559

Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126

EXECUTIVE SUMMARY

This application was submitted by Form 3 Designs on behalf of Condominium Corporation No. 1510740 on 2019 August 01. The application proposes to change the designation of this property from DC Direct Control District to DC Direct Control District to allow for mixed use development. The application proposes to change the designation of this property from DC Direct Control District (Bylaw 21D2011) to DC Direct Control District to allow for one additional dwelling unit within an existing building.

In addition to the density modifier increase, all the other rules contained within the existing DC Direct Control District [Bylaw 21D2011](#) will be applied to the site.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.32 hectares \pm (0.78 acres \pm) located at 119 - 19 Street NW (Condominium Plan 1510740) from DC Direct Control District to DC Direct Control District to accommodate mixed use development, with guidelines (Attachment 2); and
2. Give three reading to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

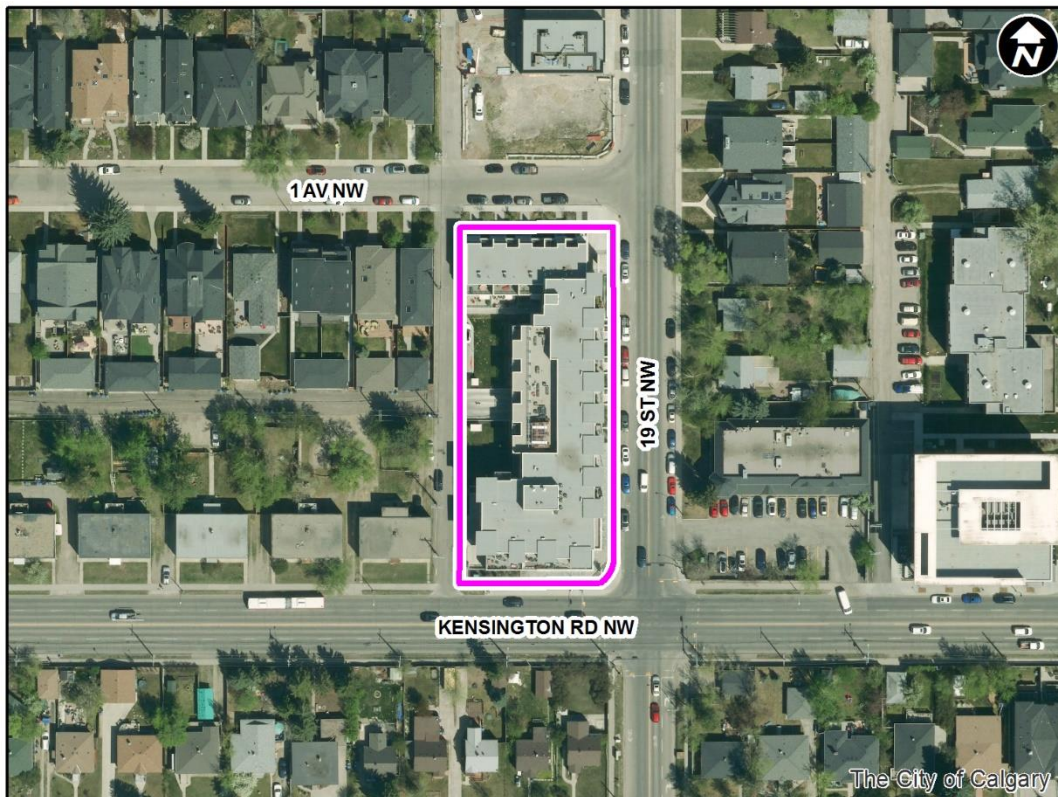
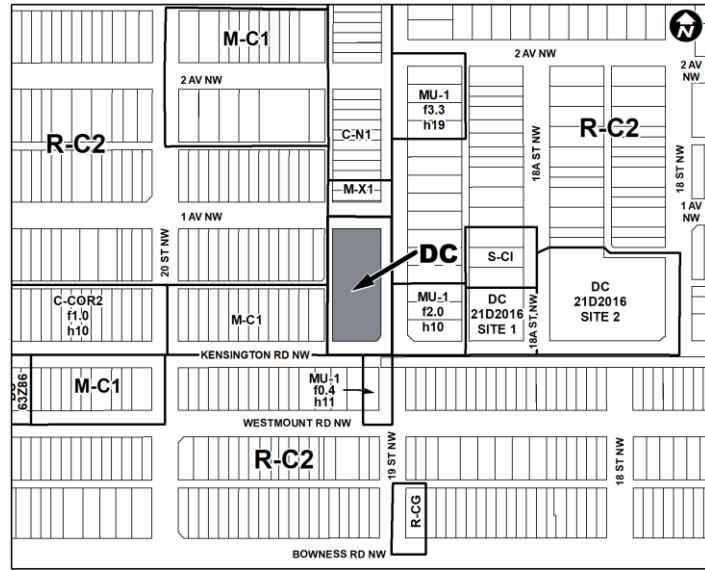
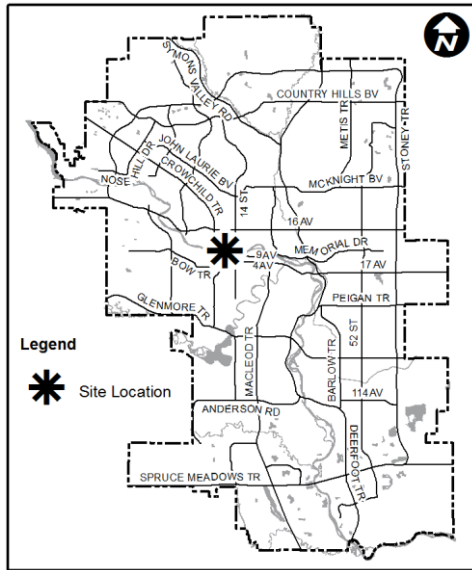
This application was submitted by Form 3 Designs on behalf of Condominium Corporation No. 1510740 on 2019 August 01. A concurrent development permit (DP2019-4616) has been submitted. As indicated in the Applicant Submission (Attachment 1), the applicant intends to convert a portion of the existing building from common amenity space to a dwelling unit.

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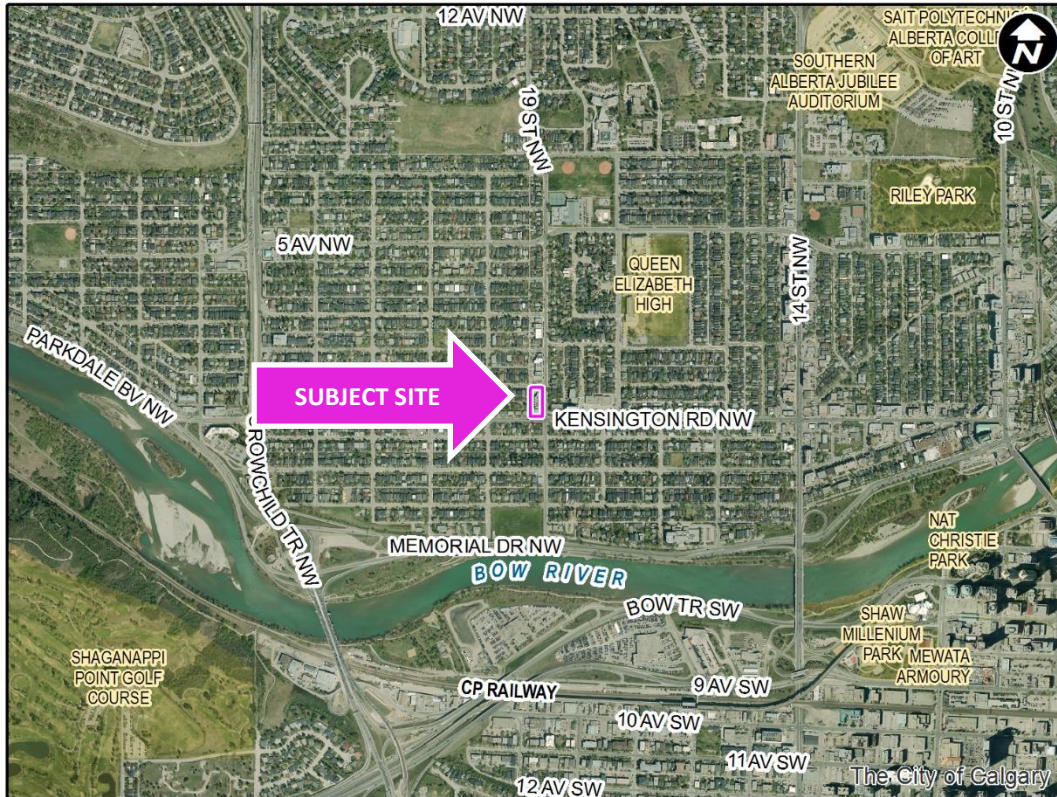
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Location Maps



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Site Context

The subject site is located in the community of West Hillhurst at the northwest corner of 19 Street NW and Kensington Road NW. The parcel is currently developed with a primarily multi-residential development including 55 dwelling units and support commercial uses. The existing development includes underground parking, which is accessed from the rear lane. The lane has an approximate width of 6.2 metres.

Surrounding development is characterized by multi-residential development designated Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – Low Profile Support Commercial (M-X1) District, mixed use development designated Mixed Use - General (M-U1) District and low density residential development designated Residential – Contextual One / Two Dwelling (R-C2) District.

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As identified in *Figure 1*, the community of West Hillhurst reached peak population in 1968.

Figure 1: Community Peak Population

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2018 Population	6,507
Difference in Population (Number)	-364
Difference in Population (Percent)	-5.3%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [West Hillhurst](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density within an existing building. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing DC Direct Control District (Bylaw 21D2011 – Attachment 3) provides for multi-residential development with limited support commercial uses. The maximum density in this DC District is 176 units per hectare. The existing development at the site was developed in accordance with the existing DC Direct Control District.

The proposed DC Direct Control District (Attachment 2) allows for a maximum density of 178 units per hectare. This will allow for a portion of the existing building to change from common amenity space to a dwelling unit. All other rules contained within the existing DC Direct Control District (Bylaw 21D2011) are to remain the same.

There is currently no Area Redevelopment Plan for the community of West Hillhurst.

The existing Direct Control District [Bylaw 21D2011](#) (Attachment 3) provides for multi-residential development with limited support commercial. The maximum density in this DC District is 176 units per hectare. The existing development at the site was developed in accordance with the existing Direct Control District.

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Development and Site Design

A multi-residential building with support commercial was developed at the site in 2013. As part of the original development permit, a common amenity space was developed on the main floor of the building in the form of a residential suite. As described in the Applicant's Submission, this common amenity space is currently under-utilized and the Condominium Corporation wishes to convert this space to a dwelling unit.

The layout of the underground parking structure will be revised to provide an additional parking stall for the proposed dwelling unit.

Private amenity space is currently developed and available for each dwelling unit, including the proposed dwelling unit. Common amenity space which satisfies the existing DC District has been included as a roof top garden and will continue to function as such.

A concurrent development permit application (DP2019-4616) has been submitted. Development drawings are attached showing a portion of the main floor changing from common amenity space to a dwelling unit, and the changes to the underground parking structure (Attachment 4).

A multi-residential building with support commercial was developed at the site in 2013. A common amenity space was developed on the main floor of the building in the form of a residential suite. As described in the Applicant's Submission, this common amenity space is underutilized, and the Condominium Corporation wishes to convert this space to a dwelling unit.

Environmental

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

Transportation

Pedestrian access to the site is available from existing sidewalks along 19 Street NW, 1 Avenue NW and Kensington Road NW. Street parking is available along both 19 Street NW and 1 Avenue NW and direct vehicular access to the development is from the lane. The site is serviced by Calgary Transit with a bus stop located adjacent to the site on Kensington Road NW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary service was developed with the existing building and can accommodate the additional dwelling unit proposed.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. The West Hillhurst Community Association was circulated as part of this application and a reply stating no comments was received. There were some questions from residents in response to the notifications but specific comments of support or opposition regarding the application were not received by The City.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds 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 Neighbourhood Main Street area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets are typically located along Primary Transit Network within the Inner City and have a strong historical connection to the communities they abut. They are the "main streets" for one or more communities, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment.

The proposal is in keeping with relevant MDP policies as the Direct Control District provides for a modest increase in density within an existing building.

Social, Environmental, Economic (External)

The recommended land use allows for an additional dwelling unit within an existing building. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to utilize the space as a dwelling unit will make more efficient use of existing infrastructure and services.

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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 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 is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Direct Control District is designed to allow for an additional dwelling unit on the site while retaining the balance of the existing Direct Control District rules. The proposal represents a minor density increase within an existing building.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed DC Direct Control District
3. Existing DC Direct Control District 21D2011
4. Development Permit (DP2019-4616) Summary