

LAND USE AMENDMENT
SUNNYSIDE (WARD 7)
SOUTH OF 4 AVENUE NW AND WEST OF 7 STREET NW
BYLAW 251D2017

MAP 21C

EXECUTIVE SUMMARY

The proposed land use amendment seeks to increase the number of allowable dwelling units from three to four for a parcel in Sunnyside adjacent to McHugh Bluff. The applicant would like to change the density modifier of the existing Multi-Residential – Contextual Grade Oriented (M-CG) District from 76 to 111 to allow a total of four dwelling units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 June 15

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 251D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 419 – 7 Street NW (Plan 2448O, Block 9, Lots 19 and 20) from Multi-Residential – Contextual Grade-Oriented (M-CGd76) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd111) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 251D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation complies with applicable land use policy for the site. It represents a modest increase in density that is compatible with the changing and diverse character of the Sunnyside community. It will provide for redevelopment of a site that is in close proximity to the Sunnyside LRT station.

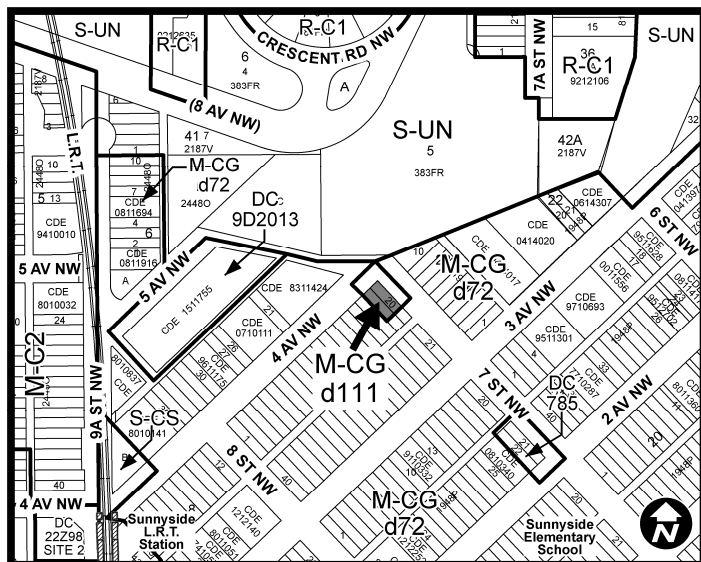
ATTACHMENT

1. Proposed Bylaw 251D2017
2. Public Submissions

MAP 21C

LEGEND

 Site Location



LAND USE AMENDMENT
SUNNYSIDE (WARD 7)
SOUTH OF 4 AVENUE NW AND WEST OF 7 STREET NW
BYLAW 251D2017

MAP 21C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 419 – 7 Street NW (Plan 2448O, Block 9, Lots 19 and 20) from Multi-Residential – Contextual Grade-Oriented (M-CGd76) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd111) District.

Moved by: C. Friesen
Absent: L. Juan

Carried: 6 – 0

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MAP 21C

Applicant:

New Casa-Company Ltd

Landowner:

New Casa-Company Ltd

PLANNING EVALUATION

SITE CONTEXT

Located in a multi-residential M-CG setting in the inner city community of Sunnyside, the parcel is a corner lot approximately 15 metres wide by 26 metres deep. Three streets are immediately adjacent to the corner lot: 5 Avenue northwest, 4 Avenue northwest and 7 Street northwest, with the parcel gaining access through 7 Street northwest. The subject site is immediately south of McHugh Bluff and is approximately 400 metres north of the Bow River.

A single detached dwelling without a lane access currently exists on the site. The immediate context consists of a three storey apartment building adjacent to the north and to the west, a single detached dwelling to the south, and a three storey apartment building and two single detached dwellings along the block to the east. A 115 unit multi-residential project is a block northwest of the subject site. Although the parcel is not located within the TOD Study Area Boundary as per the Hillhurst/Sunnyside ARP, it is in close to the Sunnyside LRT Station.

According to data from The City of Calgary 2016 Census, the following table identifies Sunnyside's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Sunnyside	
Peak Population Year	2016
Peak Population	3,990
2016 Current Population	3,990
Difference in Population (Number)	0
Difference in Population (Percent)	0

LAND USE DISTRICTS

The existing land use is Multi-Residential—Contextual Grade-Oriented (M-CGd76) District. The M-CGd76 District is intended to accommodate multi-residential developments in close proximity or adjacent to low density residential development. Currently, the density cap would allow three dwelling units. The proposed land use district would use the same M-CG district but increase the density cap to 111 units per hectare. That would allow for a maximum of four units to be built on the parcel subject to development permit approval.

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SUNNYSIDE (WARD 7)
SOUTH OF 4 AVENUE NW AND WEST OF 7 STREET NW
BYLAW 251D2017

MAP 21C

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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). The SSRP make no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14)

Municipal Development Plan

The site is located within a “Residential; Developed; Inner City” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). The MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment Policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Hillhurst / Sunnyside Area Redevelopment Plan

The proposed development is located in the “Residential Character Area 2” as per the *Hillhurst / Sunnyside Area Redevelopment Plan* (ARP). Although the parcel is not located within the TOD Study Area Boundary as per the Hillhurst / Sunnyside ARP, it is located within 400m of the Sunnyside LRT Station.

The proposal for a four-unit development complies with the ARP. The ARP suggests the site is appropriate for the RM-2 land use district (from Land Use Bylaw 2P80). The M-CG district is an equivalent district from the existing Land Use Bylaw. Additional ARP policies will apply at the development permit stage.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 4 Avenue NW and 7 Street NW. There is no rear lane. The area is served by Calgary Transit train service with the Sunnyside LRT station located 300 metres southwest of the site. On-street parking is regulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential development of a four-unit dwelling without the need for off-site improvements at this time. Adjustments to on-site servicing may be required at the development permit stage.

**LAND USE AMENDMENT
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BYLAW 251D2017**

MAP 21C

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

The proposal represents a modest intensification of an inner-city site that is in keeping with the existing and future planned development for the area.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

A letter was received from the Community Association and is attached. They do not feel sufficient rationale has been provided by the applicant to justify the proposed density increase. It detailed concerns that could be remedied had the applicant reached out with development permit detail to the Community Association.

Citizen Comments

Administration received one letter in opposition to the application citing on-street parking concerns.

Public Meetings

No public meetings were held by the Applicant or Administration.

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MAP 21C

APPENDIX I

APPLICANT'S SUBMISSION

Reasons to allow upzoning of 419 - 7 St NW:

- Corner site to have design on two frontages
- Responds to the diversification policies in MDP
- Sides onto and across the street of the ARP-TOD area
- Within 600 meters of Sunnyside LRT station (300 meters)
- Direct pedestrian connectivity to LRT
- Bluff – escarpment to the north of the site
- Screens the blank wall of the existing apartment to the west
- Little or no shadow impact
- Sides on to & across the street from two 15 unit buildings
- Design to be ground oriented
- Four units can be achieved without a massive building; it will not be out of character as this MCG area already has apartments
- Two block walk to Safeway and shops

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MAP 21C

APPENDIX II

LETTERS SUBMITTED

Re: LOC2017-0101 | 419 7 Street NW | Land Use Redesignation from M-CGd76 (3 units) to M-CGd111 (to allow for 4 units).

The Hillhurst Sunnyside Planning Committee (“**HSPC**”) is pleased to submit comments on the above file. We understand that the developer/applicant has applied to re-designate this corner site from its current M-CGd76 zoning (3 dwelling units) to M-CGd111 to allow for a building with 4 dwelling units.

As with other development applications in the community, we considered *good planning principles* and reviewed the application against the Hillhurst Sunnyside Area Redevelopment Plan (“**ARP**”). We note that there was an error in the Applicant’s Submission stating that they are requesting a density modifier of *d112* from *d76*; however the number of dwellings permitted remains the same.

Upon review of our records, we are aware that a prior Land Use Amendment application (LOC2014-0172) was submitted and approved to change the density from M-CGd72 (two units) to M-CGd76 to allow for three units on the site. The City of Calgary Planning and Development map shows that an application for a triplex from the same applicant that was approved by the Development Authority through DP2014-4412. Due to a lack of volunteer capacity and resources at the time, the Hillhurst Sunnyside Community Association unfortunately did not send in comments.

HSPC has the following comments and offers our community context on the proposed Land Use Amendment for the site at 419 7 Street NW.

Density

- We note that a density of 111 units per hectare under M-CG is an anomaly in Hillhurst Sunnyside; the density modifier of 111 units/ha is the maximum density for the M-CG Multi-Residential – Contextual Grade-Oriented Land Use District.
- M-CGd72 is most prevalent in areas closer to the Transit Oriented Development walkshed in the area between 14th Street NW and 5A Street NW and more recently, has been granted on the north side of Kensington Road.
- At present, there are no other parcels designated as M-CGd111 in the community within the M-CG land use; M-CGd76 is already a higher land use.

**LAND USE AMENDMENT
SUNNYSIDE (WARD 7)
SOUTH OF 4 AVENUE NW AND WEST OF 7 STREET NW
BYLAW 251D2017**

MAP 21C

- Any application for an increase in density should show the benefits back to the community (such as a sensitively designed building) as this area is already designated for higher density as M-CGd72. To date, we have not seen any attempt at community engagement from the applicant/developer (see page 2).

Hillhurst Sunnyside Area Redevelopment Plan

- Adding on to the important work done by the residents and our community association in previous years, we point out that land use in the community was downzoned and formalized in the 1988/2009 ARP to prevent the proliferation of higher density multi-residential single demographic housing, and to retain good housing stock and provide for affordable and family-oriented housing options in the areas outside of the higher density Transit Oriented Development Study Area boundaries. Future developments should respect this context and long-term vision for a greater variety of housing mix the community.
- This site has already been granted a modest increase in density to accommodate one more dwelling unit through LOC2014-0172. The 2014 submission from the applicant highlighted that the existing multi-residential buildings in the area contain a higher density than the current zoning permits; however those existing multi-residential buildings were a grandfathered use and were built prior to the approval of the ARP.
- In addition, the plans for DP2014-4412 proposed a three-storey triplex that had a greater height than the adjacent and higher density three-storey multi-residential building at 807 4th Avenue NW. It is difficult to support the proposed current Land Use Amendment application without seeing an accompanying Development Permit, especially considering the lack of engagement by the developer.
- Our community has seen many overly intrusive and massive developments over the years; it is our position that new development should be sensitively redeveloped with strong consideration to the ARP and City's Infill Guidelines.

Sensitive Redevelopment

- A site plan was included in the circulation package to the HSCA. The site plan showed front driveways across both 4th Street and 7th Avenue due to a lack of access to the 3rd/4th Avenue laneway from the subject site.
- Hillhurst Sunnyside is a walkable inner city community. As such, any future development application should respect the context of this older neighbourhood (such as by reducing or limiting the amount of space for paved front driveways and the development of human-scale buildings that complement the surroundings).
- Due to the unique location of this corner parcel within the residential area of Sunnyside and its proximity to McHugh Bluff and lower intensity housing, we strongly advise that the applicant respect the Residential Land Use guidelines in the ARP. Without seeing any plans with the rezoning application, there is uncertainty on how this development demonstrates a sensitive transition in terms of height, massing, setbacks, building/site design and responsiveness to neighbours.
- We understand that there is no Development Permit at this time and will have further comments should this application be approved and the applicant moves to DP stage.

**LAND USE AMENDMENT
SUNNYSIDE (WARD 7)
SOUTH OF 4 AVENUE NW AND WEST OF 7 STREET NW
BYLAW 251D2017**

MAP 21C

Public Engagement

- We understand from the City File Manager that the developer/applicant was encouraged to reach out to the Hillhurst Sunnyside Community Association on this application; however we have not heard from the applicant.
- We understand that as a part of the process, adjacent residents were notified of this application through the City's mail-outs; the HSCA also handed out notification flyers.
- We would highly recommend that the developer reach out to the affected neighbours, provide their contact information and actively involve them in the process as a "good neighbour."

HSPC sees no reason for the density increase and the applicant has not attempted any engagement with the community association or neighbours to shed light as to why the increase is warranted.

Thank-you for the opportunity to provide comments on the above file

Hillhurst Sunnyside Planning Committee