

**LAND USE AMENDMENT
SUNNYSIDE (WARD 7)
NORTH OF MEMORIAL DRIVE NW AND EAST OF 10 STREET NW
BYLAW 263D2017**

MAP 21C

EXECUTIVE SUMMARY

This land use application proposes to redesignate a parcel of land from a DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District to allow for a local commercial development in the community of Sunnyside. The existing development, often described as the East Sunnyside Grocery, is listed on the City of Calgary's Inventory of Evaluated Historic Resources.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 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 263D2017; and

1. **ADOPT** the proposed redesignation of 0.02 hectares \pm (0.05 acres \pm) located at 540 – 7 Avenue NW (Portion of Plan 1948P, Block 31, Lots 1 to 3) from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 263D2017.

REASON(S) FOR RECOMMENDATION:

The intent of the Commercial – Neighbourhood 1 (C-N1) District is to provide small scale commercial developments that are in keeping with the scale of nearby residential areas. The proposed district is complimentary to residential uses and is compatible with the existing development of the community of Sunnyside. The proposed C-N1 district would allow for neighbourhood commercial uses to occupy a space that is currently vacant. The Hillhurst Sunnyside ARP acknowledges the importance of local commercial developments and states that these developments should be allowed to continue to exist on a small scale basis that respects the intimate relationship with adjacent residential uses.

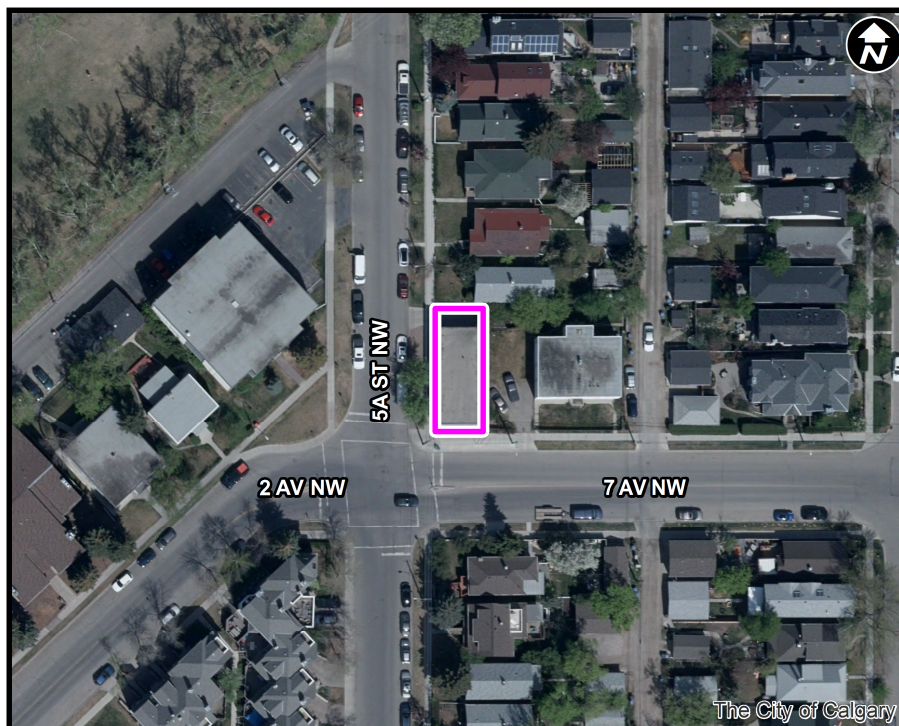
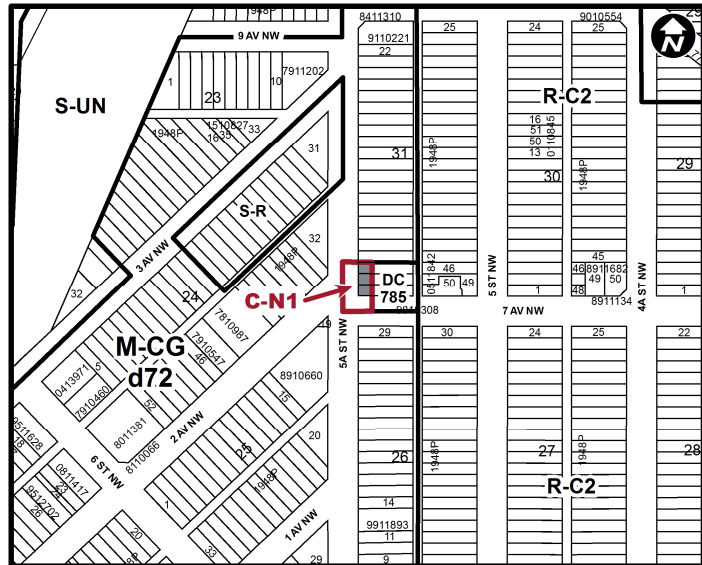
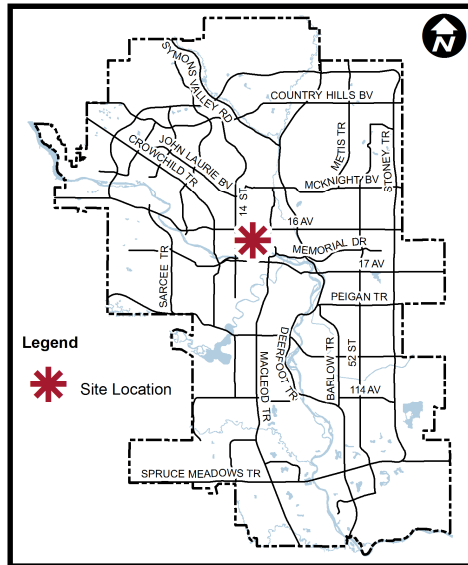
ATTACHMENT

1. Proposed Bylaw 263D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.02 hectares \pm (0.05 acres \pm) located at 540 – 7 Avenue NW (Portion of Plan 1948P, Block 31, Lots 1 to 3) from DC Direct Control District **to** Commercial – Neighbourhood 1 (C-N1) District.

Moved by: A. Palmiere
Absent: R. Wright

Carried: 6 – 0

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Applicant:

Isetta

Landowner:

Amanda Marty
Shaun Marty

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Sunnyside in the North West quadrant of the City. A corner parcel, the site fronts on 7 Avenue NW and 5A Street NW. Constructed in 1913 the existing building, known as East Sunnyside Grocery, covers most of the site with no opportunities for motor vehicle parking. The commercial component is located on the ground floor with two residential units above.

The community of Sunnyside has a diverse range of housing types and 66 percent of dwellings in the community are represented by apartments. The site is adjacent to multi-residential development to the east and west, and single detached dwellings to the north and south. Although currently developed with a two-storey apartment building, the parcel directly adjacent to the east is zoned DC to allow for a neighbourhood grocery store.

The East Sunnyside Grocery is listed as a Community Historic Resource on Calgary's Inventory of Evaluated Historic Resources. The building was designed in Edwardian Commercial architectural style and is characterized by the large store front windows and minimally ornamented red brick façade. The existing building, with no parking and built to the side property line with openings, is not a form that would be possible under today's bylaw and building code.

Despite being listed as a historic resource the East Sunnyside Grocery has not been historically designated and designation is not being pursued by the applicant at this time.

LAND USE DISTRICTS

The proposed land use amendment is to redesignate the subject parcel from DC to Commercial Neighbourhood One (C-N1) District to allow for the development of a restaurant or café, in addition to the uses listed in the C-N1 district. The purpose of the C-N1 District is to accommodate for small scale commercial developments in residential areas and the rules of the land use district limits the size and type of uses to ensure that developments are in keeping with the scale of community.

The existing Direct Control District is based on the general rules of the Residential Low Density Multi Dwelling (R-M2) District of Land Use Bylaw 2P80. The purpose of the DC at the time was to allow a grocery store and laundromat in addition to the residential uses of the R-M2 district. The DC also acknowledges the limited parking available on site.

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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).

The most relevant policy section(s) of the SSRP to this item are:

- Community development needs are anticipated and accommodated.
- Sustainable development wherein economic development takes into account environmental sustainability and social outcomes.
- Protect, enhance and promote the historic and cultural integrity of an area.

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Inner City Residential Area of the MDP. The Developed Residential Area supports the revitalization of local communities by adding a mix of commercial and services uses. The MDP encourages the maintenance of local commercial development in close proximity to residents, especially in high density locations.

The MDP also highlights the importance of historically significant properties throughout the City. Heritage buildings serve to enhance our perspective, understanding, and awareness of our past and help build a sense of identity and pride in our local communities. Although the building is not currently designated the proposed land use amendment will allow for adaptive reuse of the existing building helping animate the historic structure again and stimulate commercial activity in the community.

Hillhurst/Sunnyside Area Redevelopment Plan (ARP)

The Hillhurst/Sunnyside ARP acknowledges the importance of the numerous small local commercial developments located throughout the community. These developments are described as providing goods and services within walking distance for residents reflecting the historic development of the community. The ARP states that these developments should be allowed to continue on a small scale basis when they respect the intimate relationship with adjacent residential development.

Where possible the plan encourages the conservation of significant historic resources in the area through protection and preservation. Whenever buildings identified by the Calgary Heritage Authority as possessing significant heritage value are threatened by demolition or alterations the property owner and development authority should examine every reasonable means of finding suitable and appropriate alternatives. Currently unused, the building could decay and become threatened if it remains vacant.

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TRANSPORTATION NETWORKS

Transit service is available on the 7 Avenue NW frontage directly adjacent the parcel. Route 104 services the area. The site is also approximately 900 metres (walking distance) from the Sunnyside LRT Station, and approximately 700 metres from the Peace Bridge. Parking Restrictions are in place along both 5A Street and 7 Avenue (restricted to 2 hour parking b/w 7 AM and 5 PM).

Required motor vehicle parking and vehicular access to the site will need to be reviewed and determined at the development permit stage. Transportation Planning. While a parking study may be required to support any relaxations to parking requirements if proposed at the time of development permit, the Hillhurst/Sunnyside ARP and Land Use Bylaw 1P2007 note that the Development Authority can protect heritage resources by relaxing the provisions of the Land Use Bylaw for items such as motor vehicle parking.

UTILITIES & SERVICING

The site is serviceable with water, sanitary sewer and storm sewer mains. A sanitary service study may be required at the development permit stage.

The site is in the Bow River Flood Fringe and as such must conform to Land Use Bylaw 1P2007, Part 3, Division 3. The 1:100 year designated flood level elevation is 1047.0 metres.

ENVIRONMENTAL ISSUES

No environmental issues were raised for this parcel.

ENVIRONMENTAL SUSTAINABILITY

The proposed land use amendment would allow for rehabilitation and reuse of an existing building reducing waste and conserving energy. The ground floor of the East Sunnyside Grocery is currently vacant and a land use change to accommodate a restaurant and café would allow the space to be reanimated supporting principles of environmental sustainability. Other environmental sustainability measures would be evaluated at the development permit stage of any future development.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment or growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

The Hillhurst Sunnyside Community Association is supportive of the proposed land use amendment and would be pleased to see the building in use and serve as a local node again. Although supportive the community association raises concerns regarding the availability of parking on the site and potential noise from future uses in the building. The community association also encourages that the building be designated as Municipal Heritage Resource.

Citizen Comments

Administration received 50 letters in support and 6 letters in opposition of the proposed land use amendment. Several residents are excited at the prospect that the historic building will be used again. The previous use, a grocery store, has been missed by many and it is believed that re-animating the space with a coffee shop or restaurant will positively contribute to the vibrancy of the community.

Those in opposition of the proposed amendment cite concerns regarding parking availability, increased traffic and noise. Some of those in support refuted the lack of parking claims concluding that the community is walkable and in close proximity of transit and the future commercial use will be a neighbourhood scale suitable to the community context so not many patrons of the development would drive.

Public Meetings

No public meetings were held by Administration or the applicant. The applicant met with a few members of the community individually and advised them on the intent of the application.

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APPENDIX I

APPLICANT'S SUBMISSION

The building is comprised of 2 residential units on the upper floor and one large space on the main floor, and a basement. The original building was used as a community grocery store and served as a hub for local activity.

The parcel is currently zoned DC but does not allow for a licensed restaurant and cafe as the owner would like. We are seeking C-N1 as to be able to accommodate a small to medium sized restaurant space with adequate kitchen and front area space.

The proposed land use change would allow for a space that could be rented out to a variety of tenants from cafes to small and medium sized restaurants and cafes that would add to the immediate area.

All existing elevations are to be retained and renovated where necessary.