

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0366

Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003

EXECUTIVE SUMMARY

This land use amendment application was submitted by Civicworks Planning + Design on 2020 January 06 on behalf of landowners Riverview Homes along with Jason Ager, Joanna Haaf, Richard Korzeniewski, Catherine Kyeremanteng, Kwadwo Kyeremanteng and Joel Semmens. This application proposes to change the designation of three parcels from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development (e.g. townhouses and apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum of 10 and 11 metres);
- a maximum of 18 dwelling units (an increase from the current maximum of 8 dwelling units); and
- the uses listed in the M-CG District.

An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. This proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP). No development permit 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 amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.41 acres ±) located at 818 ,822 and 826 – 16 Street NW (Plan 6219L, Block 6, Lots 39, 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This land use amendment application was submitted by Civicworks Planning + Design on 2020 January 06 on behalf of landowners Riverview Homes along with Jason Ager, Joanna Haaf, Richard Korzeniewski, Catherine Kyeremanteng, Kwadwo Kyeremanteng and Joel Semmens and developer Riverview Homes. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for a twelve-unit multi-residential development in the future.

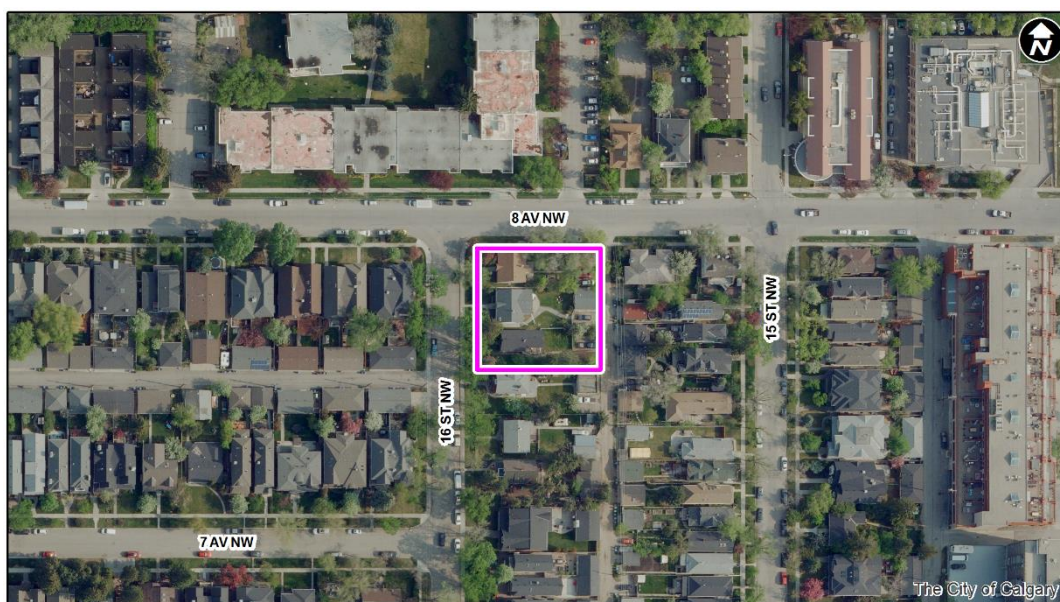
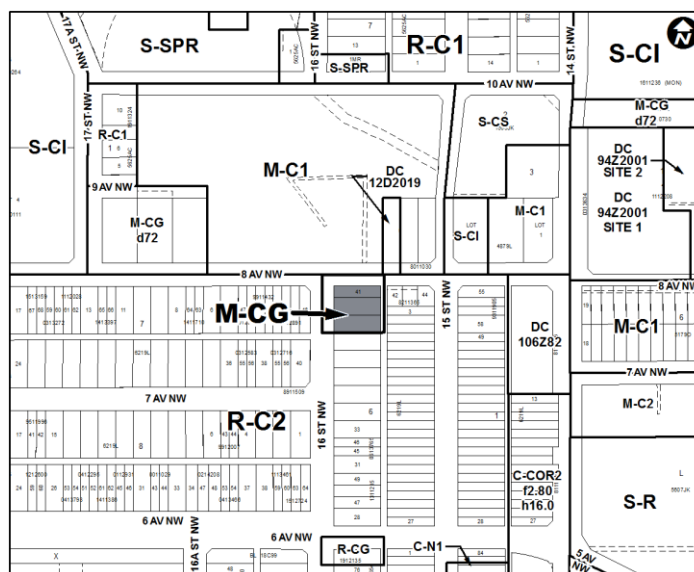
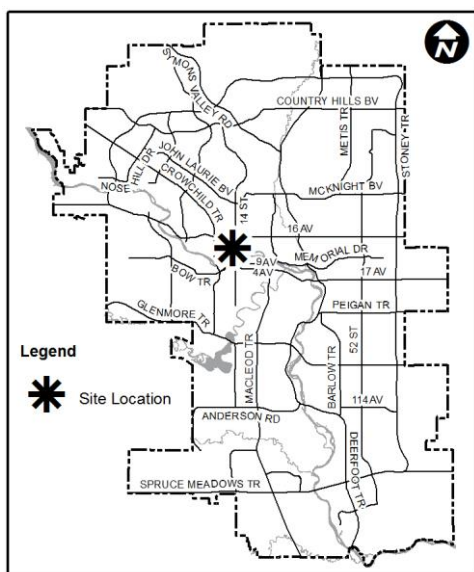
There has been development activity over the past 24 months in regards to the subject site. The parcel located at 818 - 16 Street NW underwent a successful land use redesignation process in 2018 as Council approved the rezoning of the parcel from R-C2 to R-CG.

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Location Maps



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Site Context

The subject parcels are located at the northwest corner of 8 Avenue NW and 16 Street NW in the community of Hillhurst, in the northwest quadrant of Calgary. The parcels have a total area of 1,650 square metres, with approximate dimensions of 40 metres in frontage along 8 Avenue NW and 45 metres in frontage along 16 Street NW. The site currently contains three one-storey single detached dwellings with detached garages. A rear lane exists along the eastern boundary of the site.

The community is characterized by a mix of residential uses. The predominant land use in the area is Residential – Contextual One / Two Dwelling (R-C2) District to the south of 8 Avenue NW. However, there are pockets of re-development throughout the area which contain a mix of higher residential densities, specifically redevelopment north of the site along 8 Avenue NW. In terms of open space amenities, Hounsfield Heights, Riley and West Hillhurst Parks are all located within a one kilometre radius of the subject site.

North Hill shopping centre is the nearest Community Activity Centre and is located less than one kilometre northeast of the parcel. Similarly, the Southern Alberta Institute of Technology (SAIT) is located less than two kilometres to the Northeast. Small-scale commercial retail and access to a variety of crosstown bus routes along 14 Street NW are located less than 200 metres to the east of the subject site.

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As shown in *Figure 1*, the community of Hillhurst has seen its population decrease only slightly from its peak in 2015.

Figure 1: Community Peak Population

| Hillhurst | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 6,737 |
| 2019 Population | 6,558 |
| Difference in Population (Number) | -179 |
| Difference in Population (Percent) | -2.7% |

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate three parcels to the M-CG District to allow for multi-residential development. Throughout the review process, Administration explored other land use options; however, after discussions with the applicant, the decision was made to proceed with the M-CG District for the reasons discussed in the strategic alignment portion and Land Use subsection of the report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District at 822 and 826 – 16 Street NW is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The existing Residential – Grade-Oriented Infill (R-CG) District at 818 – 16 Street NW allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four 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.

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The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for two to three-storey (12 metres maximum height) multi-residential developments with at least half of the units orientated to grade. The proposed district provides for a maximum density of 111 units per hectare which would enable up to 18 multi-residential units on the subject site.

The M-CG District contains rules for development which allow for varied building and front setbacks in a manner that reflects the context of the area. The Residential – Contextual One / Two Dwelling (R-C2) District would also have been an appropriate designation for the subject parcel. However, site constraints identified by the Applicant, specifically the width of the lane being too narrow to accommodate individual unit garages, waste and recycling bins and a desired built form resulted in the applicant applying for an M-CG re-designation. The anticipated built form will also mitigate any traffic concerns as site vehicular access will be off the lane to garages located at grade for each unit. This will allow traffic access to be orderly to and from the site.

Development and Site Design

If the application is approved by Council, the rules of the proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District will provide basic guidance for the future site development. The building design, interface with adjacent low density residential, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review.

Environmental

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

Transportation

Pedestrian access to the subject site is available from 16 Street NW and 8 Avenue NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, 8 Avenue NW is identified as Collector Road while 16 Street NW is a Residential Street. The nearest major arterial roadway is 14 Street NW, which is located 200 metres east of the subject site. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 16 Street NW and 8 Avenue NW and only available for local residents.

The area is served by Calgary Transit. Base service is provided along 8 Avenue NW as the Route 404 has a stop located directly adjacent to the property providing a direct connection to the North Hill shopping centre, SAIT and the LRT network via Lions Park LRT Station. A Transportation Impact Assessment was not required as part of this application.

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Utilities and Servicing

Water, sanitary and storm sewer mains are all 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 the development permit stage.

Stakeholder Engagement, Research and Communication

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

The applicant also held an open house with the Hillhurst Sunnyside Community Association on 2020 January 14. Attendees were given the opportunity to view the proposal and provide feedback to the applicant. The meeting was attended by 20 to 30 local residents and was a part of the agenda for the monthly meeting held by the community association's planning committee. Administration was also invited and attended the meeting. In terms of community response, some of the major questions and concerns that were discussed with the applicant were as following:

- Future site design;
- Traffic and parking issues, and how they will be addressed; and
- Is the proposed M-CG District appropriate for the subject site.

The Hillhurst Sunnyside Community Association responded to the circulation (Attachment 2). Although supportive of certain aspects of the proposal, the Community Association is opposed to the application based on the lack of support from community members.

Administration received 20 citizen responses in opposition noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties; and
- general concern about higher density residential developments within neighbourhood.

The applicant has indicated that they will continue to work with the Community Association and local residents to address their concerns as it pertains to this project. The applicant has met Administrations recommendations for engagement as listed in The City of Calgary's Outreach Assessment tool, they have connected with the Community Association and local Ward Councillor in regards to this application.

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Administration considered the relevant planning issues specific to the proposed re-designation and has determined the proposal to be appropriate. The proposed M-CG district is intended for development on sites that are located in close proximity and adjacent to low density residential development within inner city communities. Furthermore, development shall be contextually sensitive in terms of height and setback. Based on these criteria, M-CG would be considered appropriate as it would result in a slight increase in density that would be compatible with the surrounding neighbourhood. Design, traffic and parking requirements will be reviewed at the development permit stage.

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 and the date of the Public Hearing will be advertised.

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](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes 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 Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the M-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The [Hillhurst/Sunnyside Area Redevelopment Plan](#) (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill development that is sensitive to the existing neighbourhood. The ARP encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community. In the ARP, the subject site is located within Residential Character Area 5, which allows for Low Density and Low Density Multi-Unit type redevelopment. The Low Density Multi-Unit policy allows for a low profile multi-unit redevelopment with a maximum density of 75 units per hectare. The proposed M-CG District is considered a lower scale multi-unit land use and was created for cases where new development was to occur in close proximity or adjacent to low-density residential development.

An amendment to the *Hillhurst/Sunnyside ARP* is required to accommodate this land use application. The amendment would allow for a density of up to 111 hectares per hectare on the subject site, in alignment with the proposed land use district. The proposed density is not in conflict with the goals of the ARP as any future multi-unit development would be evaluated by its ability to blend in with the surrounding context of the area. The M-CG District will allow for a scale of development that fits with the overall neighbourhood character as this district was intended for areas that are in close proximity or adjacent to low density residential development.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

While these criteria are not to be used as a checklist, they do provide for a framework in which to evaluate a parcel's appropriateness for intensification. The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as its location on a corner parcel and close proximity to primary and base transit stops. The subject site is also located in close proximity to an existing multi-residential development and gains vehicular access by means of a rear lane that accesses a collector street.

The proposal does not meet some criteria, including: being adjacent to an open space, park or community amenity and being located along a corridor or activity street. However, in this case, because of the general context of the site, the ability of the existing streets to manage traffic associated with the proposed increase in density; and the close proximity of Hounsfield Heights Park to the north of the subject lands; as well as other amenities in the area, Administration feels that the general intent of these location criteria is being achieved.

Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing land use district and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

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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 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 aligns with applicable policy directives of the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment Plan* as amended. The proposed M-CG District is intended to be applied where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for an inner-city parcel but still be compatible with the built form and character of the existing community.

Furthermore, the proposal aligns with objectives of the *Municipal Development Plan's* vision of redevelopment within the inner-city developed typology, as there are amenities in the area to support the development, and it is in close proximity to existing multi-residential development.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan