

LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
SOUTH OF 7 AVENUE NW AND WEST OF 23 STREET NW
BYLAW 209D2016

MAP 20C

EXECUTIVE SUMMARY

This Land Use Amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented (R-CG) District to allow for rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 June 30

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 209D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 711 – 23 Street NW (Plan 710N, Block 10, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 209D2016

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP). The proposed R-CG land use district is intended for parcels in proximity to or directly adjacent to other low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

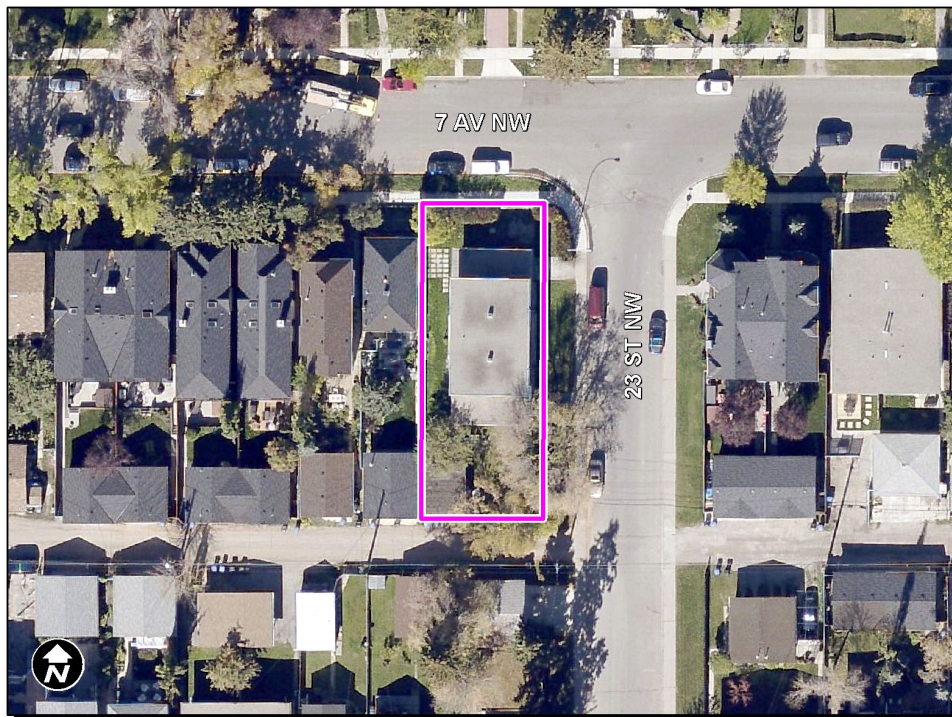
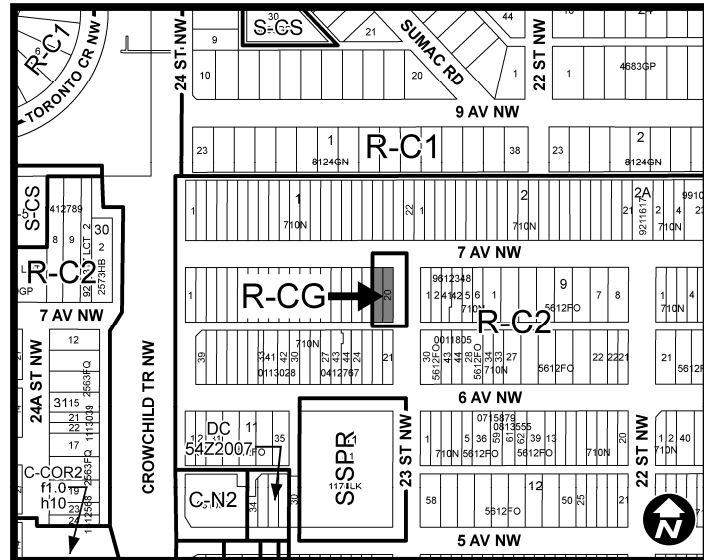
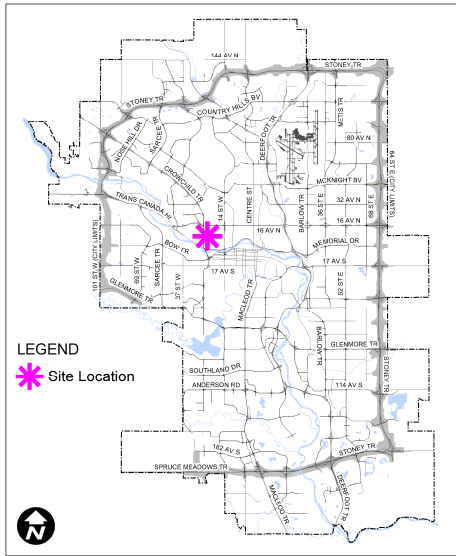
ATTACHMENT

1. Proposed Bylaw 209D2016

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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 0.06 hectares ± (0.14 acres ±) located at 711 – 23 Street NW (Plan 710N, Block 10, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: M. Foht

Carried: 5 – 0

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Applicant:

Anderson Drafting & Design

Landowner:

Winnie Li
 Bonnie Y Ng
 Raymond Ng

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of West Hillhurst, at the southwest corner of 23 Street NW and 7 Avenue NW. The site is currently developed with a semi-detached dwelling with an attached garage and accessory building. Surrounding land uses include primarily low density, single-detached, and semi-detached residential dwellings.

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2015 Current Population	6,409
Difference in Population (Number)	- 462
Difference in Population (Percent)	-7%

LAND USE DISTRICTS

The proposed land use district is Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings, and cottage housing clusters. The rules of the R-CG District provide for development that is low in height and sensitive to adjacent low-density residential development, such as single detached and semi-detached dwellings. The proposed R-CG District would allow for up to four units on the subject site.

Development Permit

Along with this land use redesignation, the applicant has submitted a concurrent Development Permit. The Development Permit application is for four grade-oriented rowhouse units with one unit facing 7 Avenue NW and the other three units facing 23 Street NW. Parking has been provided from the lane in the form of a detached garage.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory / Approved by Council – 2009)

The subject site is located within the *Developed Residential – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies, as the rules of the R-CG District provide for development that is sensitive to existing low density residential development in terms of height, built form, and density. In addition, the subject site is within walking distance of several transit stops and has direct lane access.

There is no local area plan for the area.

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).

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from nearby transit stops for several bus routes on 5 Avenue NW and Crowchild Trail NW.

UTILITIES & SERVICING

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

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ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The West Hillhurst Community Association was circulated as part of this application. A letter was submitted indicating that they do not object to the land use amendment (APPENDIX II). However, they did raise some concerns related to the design of the proposed building and the impact of the additional density on the community.

Citizen Comments

There were three letters received from surrounding residents. These were opposed to the land use amendment application based on concerns over neighbourhood fit and the impacts on traffic and safety.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for Application

- Re-zoning from R-C2 Contextual one/two Dwelling District to R-CG Grade Oriented Infill District
- By rezoning to R-CG we can achieve a greater Lot coverage which will allow for a four Unit Row / Town Home Design

Reasons for Approval

- Creating a front amenity with the Central Courtyard Design we hope to achieve a design that is both street friendly to pedestrian traffic as well as minimize any privacy issues with the adjacent property.
- By staggering the Units to create the Courtyard Design we also area achieving an overall reduction in the massing of the project
- Front and Rear Units Amenity spaces are to the back side of the Lot, with any privacy issues be addressed with landscaped features such as new fencing and planting (vines, shrubs, etc).
- The proposed dwelling has been designed to the current R-CG Land Use Bylaw with no relaxations being requested.
- The Arts and Crafts Architecture (inspired by Charles Voysey) has been purposely used as inspiration on this project in efforts to fit in the eclectic homes of West Hillhurst Community
- All sides of the proposed dwelling have been taken in to consideration with four sided architecture. Issues of privacy, sun exposer and street presence have been addressed
- The intent of this proposed project is to bring in long term residence such as young families to the community and increase use of its parks and schools all within walking distance

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APPENDIX II

WEST HILLHURST COMMUNITY ASSOCIATION COMMENTS

West Hillhurst is pleased to comment on this R-CG LOC.

The applicant met with WHCA Planning in April and this application was discussed in detail.

The following outline our comments as shared with the Applicant at that time.

1. While the requested LOC is within the guidelines of the R-CG type, we would prefer to see less lot coverage, perhaps 3x units would be more appropriate at this location. We understand the applicant is not seeking any relaxations, however we also recognize the land use type is intended for 'busier' locations where a transition from low density to higher-density is sought.
2. This is the first R-CG LOC for West Hillhurst and we believe it would be appropriate for broader community engagement on the part of the City and the applicant. WHCA Planning encouraged the applicant to engage directly with all residents who will have sight line to this proposal.
3. Consideration to the western land owner should be given - the impact will be significant based on the drawings provided.
4. WHCA Planning raises concerns over traffic and parking associated with the added density at this location - it is believed to be a road with limited capacity.

While WHCA PC is not objecting to the R-CG LOC, we are advising caution with the deployment of this type within the single-family oriented community where little opportunity for other rowhousing exists to create 'blocks' of similar type.

(By CC to Ward 7 - for information only)

Thanks

Gerard Van Ginkel
WHCA Planning Chair