

LAND USE AMENDMENT  
WEST HILLHURST (WARD 7)  
1 AVENUE NW AND 19 STREET NW  
BYLAW 98D2016

MAP 20C

**EXECUTIVE SUMMARY**

The purpose of this application is to redesignate the subject parcel to Multi-Residential - Low Profile Support Commercial (M-X1) District to accommodate a mixed use commercial residential building with up to 8 residential units, 14 metre height, and a minimum of 300 square metres of commercial multi-residential uses.

This application is consistent with all relevant city policy.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 March 10

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 98D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 201 - 19 Street NW (Plan 2554AC, Block 20, Lots 10 and 11) from Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Low Profile Support Commercial (M-X1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 98D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposed Land Use District is recommended for approval because it provides:

- Contextually sensitive multi-residential redevelopment potential to the subject site.
- A requirement for commercial residential mixed use on any future development.
- Provision of uses supportive of the local commercial character of the area.
- A requirement for outdoor space for social interaction supportive of 19 Street NW.
- A concurrent Development Permit application which gives context to the Land Use.

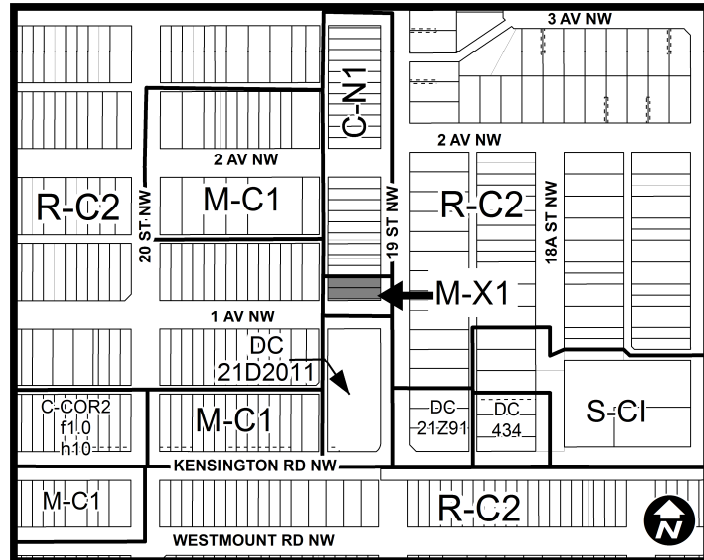
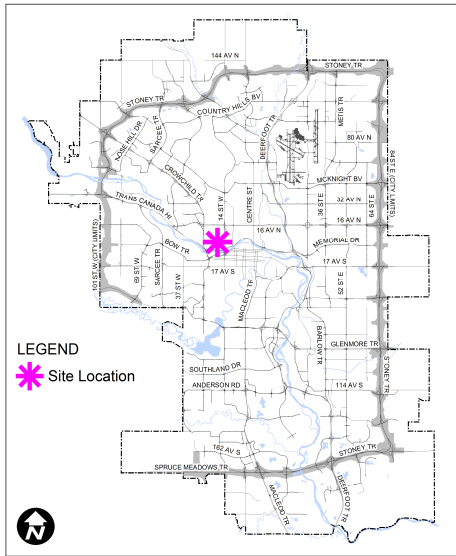
**ATTACHMENT**

1. Proposed Bylaw 98D2016

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BYLAW 98D2016

MAP 20C

LOCATION MAPS



LAND USE AMENDMENT  
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BYLAW 98D2016

MAP 20C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 201 - 19 Street NW (Plan 2554AC, Block 20, Lots 10 and 11) from Commercial – Neighbourhood 1 (C-N1) District **to** Multi-Residential – Low Profile Support Commercial (M-X1) District.

**Moved by: G. Morrow**

**Carried: 9 – 0**

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**MAP 20C**

**Applicant:**

McKinley Burkart

**Landowner:**

Stonebriar Place Holdings Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the community of West Hillhurst at the corner of 19 Street NW and 1 Avenue NW.

The site is located within a commercial districted section of 19 Street NW. This commercial area extends from Kensington Road NW north to 3 Avenue NW. The strip is primarily characterized by local format commercial uses including small restaurants, retail and consumer service businesses, and some medical/professional services.

The site is bound on the north by a Commercial – Neighbourhood 1 (C-N1) districted parcel containing a dental clinic. South across 1 Avenue NW is Savoy, an M-X1 based Direct Control District, with mixed use commercial and residential development. This project is comprised of 55 residential units and retail space at grade. West of the site across the rear lane is an infill single detached dwelling. East across 19 Street NW are single detached dwellings.

Significant redevelopment is occurring within close proximity to the subject site. The majority of redevelopment has been occurring within the Kensington Road Neighbourhood Corridor. The Savoy project, Royal Canadian Legion site and multi residential infill along Kensington Road characterize redevelopment in the area.

**LAND USE DISTRICTS**

This application proposes Multi-Residential – Low Profile Support Commercial District (M-X1) for the site. If approved this district will allow or mixed use commercial / residential development to occur on the site.

The existing land use district on the site, Commercial – Neighbourhood 1 District (C-N1) is intended to provide community level commercial development. This district also contains provisions for dwelling units but is inconsistent with the Applicant's proposed vision of a mixed use commercial residential project. The C-N1 district is intended to be primarily commercial in nature with opportunity for residential above.

The M-X1 district is intended to provide multi-residential development with support commercial. The minimum density of 50 units per hectare (2.81 units on the site) under this district is consistent with a contextually appropriate level of density. The uses listed under M-X1 are appropriate to the site as they provide active, neighbourhood friendly uses with controls to ensure good interaction with the residential uses above.

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MAP 20C

The following table highlights the differences in key development parameters:

| Development Rule | C-N1 (Existing District) | M-X1  |
|------------------|--------------------------|---|
| Density          | N/A                      | Minimum 50 units per hectare.<br>Maximum 148 units per hectare<br>*(3 to 8 units) |
| Floor Area Ratio | 1.0                      | 3.0   |
| Building Height  | 10 metres                | 14 metres   |

\*(Site-specific yield)

## LEGISLATION & POLICY

No specific policies in the MDP cover the subject parcels, but various MDP policies for Developed Residential Areas, Creating great communities, and shaping a more compact urban form are met by this land use amendment.

### 2.2 Shaping a more compact urban form policies

- a. *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices. Section 2.2.5 (a)
- b. *Strong residential neighbourhood policies* encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities, and transit, appropriate to the specific conditions and character of the neighbourhood. Section 2.2.5 (c)

### 2.3 Creating great communities policies

- a. *Housing diversity and choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life-cycle and lifestyle needs of different groups. Section 2.3.1 (a) ii

### 3.5 Developed Residential Areas- Land use policies

- a. Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Section 3.5.1 (a)

**LAND USE AMENDMENT  
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BYLAW 98D2016**

**MAP 20C**

- b. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses. Section 3.5.3 (c)

**Calgary Transportation Plan:**

Section 1.4 of the Calgary Transportation Plan (CTP) covers sustainability principles and key directions for land use mobility. This application meets the intent of these policies through diversifying the housing options available, mixing land uses, and supporting compact development.

**Main Street Initiative**

The Main Street Initiative is a study of 24 identified main street areas (Urban and Neighbourhood Corridors), including Kensington Road NW. The Main Street Initiative will build upon the MDP's direction for Corridors and identify ways to strengthen the unique features of each corridor. This Initiative is in its second phase, which focuses on the inputs from community consultation to plan for future growth along Main Streets. Specific policies have not been established by the Main Streets Initiative at the time of this report; Main Streets policy recommendations are scheduled to be considered by Council by the end of 2016.

**TRANSPORTATION NETWORKS**

A Traffic Impact Assessment (TIA) was not required in support of the land use amendment application. Vehicular access to the site occurs from 1 Avenue NW. Parking is intended to be provided internally at grade.

Public on-street parking is available adjacent to the site on 1 Avenue NW and 19 Street NW, but not in the low density residential areas to the west.

The site is located approximately 130 metres from Primary Transit Network located on Kensington Road NW.

**UTILITIES & SERVICING**

A sanity servicing study has been requested and is currently being evaluated by water resources for the proposed development.

**ENVIRONMENTAL ISSUES**

No environmental issues were identified in reviewing this application.

**LAND USE AMENDMENT  
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BYLAW 98D2016**

**MAP 20C**

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**ENVIRONMENTAL SUSTAINABILITY**

The proposed land use accommodates for a greater mix of housing choices in close proximity to a Neighbourhood Corridor and optimizes population and job growth within walking distance of Primary Transit.

The proposed development features building materials and techniques to maximize environmental efficiency.

**GROWTH MANAGEMENT**

The proposed land use amendment does not require additional capital infrastructure investment. Thus, no growth management concerns have been identified.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Comments in regards to this application were received. The community association expressed concerns with the height of the building, access from 1 Avenue NW and privacy due to overlooking.

The applicant is working to mitigate these issues using of architectural techniques through the concurrent development permit application.

**Citizen Comments**

Two letters were received in regards to this application. One letter of objection citing parking, height, shadow, and change was received and considered.

One letter of support was also received from an adjacent neighbor.

**Public Meetings**

While no public meetings were held, private meetings with two adjacent owners took place in order to address their concerns.

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BYLAW 98D2016

MAP 20C

## APPENDIX I

### APPLICANT'S SUBMISSION

On behalf of Stonebriar Crafted Homes, McKinley Burkart Architects is submitting a proposal for the redesignation and redevelopment of the land parcel located at 201 – 19 Street NW, Calgary, Alberta; with the intention of constructing a thoughtful and well-designed mixed-use development.

While respecting the current land use context, and understanding the general desire to create vibrant, dynamic and dense mixed-use environments – the proposed development is seen as an optimal response to the citywide mandate of providing enhanced quality of living, working and pedestrian environments.

Currently the site is not subject to an Area Redevelopment Plan, and as such, is governed by the Municipal Development Plan for policy direction. Moreover, the subject site can be defined as being within the Neighbourhood Corridor category. Corridor typologies, *“develop an active street environment by encouraging retail and services uses at-grade with residential and office uses on upper floors.”*

This proposed development intends to strategically and respectfully redevelop the aforementioned land with a new four-storey, mixed use building; containing ground floor retail uses, second level offices, and have four two-storey dwelling units making up the remaining two storeys. Contextually, the proposed mass, density, and height are all appropriately scaled to the adjacent mixture of low-density residential, multi-family, and commercial developments.

In order for the development potential to be met, the Land Use must be realigned with the desires and intentions of all parties involved. Currently, the uses and use rules of the C-N1 (Commercial – Neighbourhood 1) District are restrictive of design and programmatic elements that contribute to the dynamism and vibrancy of the community.

Considering land use policy guidance thus far, it is believed that the M-X1 (Multi-Residential – Low Profile Support Commercial) District is better suited to responsibly accommodate urban design and architectural intentions. This land use district allows for more ideal height and density maximums, while maintaining desirable uses and respect for adjacent low-density residential uses.



**LAND USE AMENDMENT  
WEST HILLHURST (WARD 7)  
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BYLAW 98D2016**

**MAP 20C**

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**APPENDIX III**

**LETTERS SUBMITTED**

The electronic comments form link is broken. Here are our comments:

1. Check height relative to Savoy on 19th street. Project not to exceed height of existing.
2. Use of 1st for parkade entry is poor planning and will negatively impact residences across the street - move entry to alley way and add carved out street parking on 1st in lieu of parkade entrance
3. the rooftop amenity space creates an overlook situation - to be avoided.
4. Rear facade glazing will create overlook on western properties.

This project was not reviewed with the WHCA in advance

Thanks  
Gerard Van Ginkel