

LAND USE AMENDMENT
SUNNYSIDE (WARD 7)
SOUTH OF 4 AVENUE NW AND WEST OF 9 STREET NW
BYLAW 170D2015

MAP 21C

EXECUTIVE SUMMARY

The proposed land use amendment seeks to redesignate a Multi-Residential – Contextual Grade Oriented (M-CGd72) District parcel to Multi-Residential – Contextual Grade Oriented (M-CGd76) District. The scope of the proposed land use redesignation retains the M-CG base district while changing the density modifier, from 72 to 76. The proposed change to d76 may allow a maximum of 3 dwelling units on the parcel size of 0.04 hectares. The current land use with a d72 modifier allows for 2.84 units per hectare, although as per section 14 of Land Use Bylaw 1P2007 subsection (2)(a) it states, where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number thus allowing only 2 units.

A concurrent Development Permit application for a Multi-Residential Development (1 building, 3 units) is under review by administration pending the decision of this application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 August 27

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 170D2015; 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-CGd72) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd76) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 170D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation fits the changing and diverse character of the Sunnyside community, provides density, and follows Council and policy goals for multi-family residential infill development.

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More specifically, the proposal conforms to the relevant policies of the Municipal Development Plan, Hillhurst/Sunnyside Area Redevelopment Plan and allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

The M-CGd76 district is an appropriate transition to the adjacent low density and multi residential uses while acknowledging the context of surrounding neighbourhood which includes a diversity of housing options.

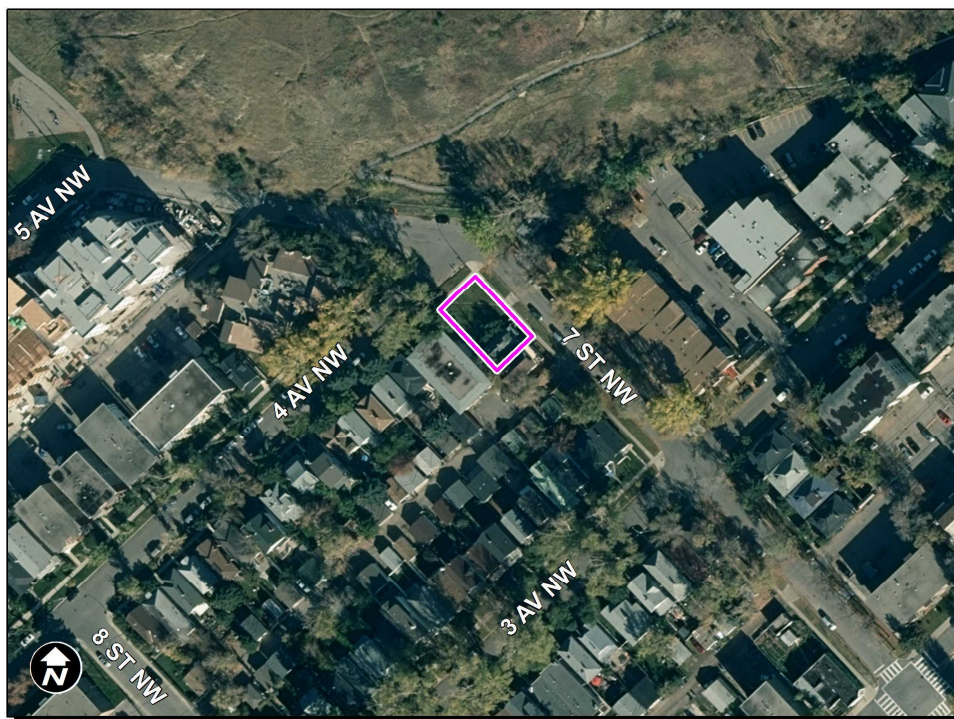
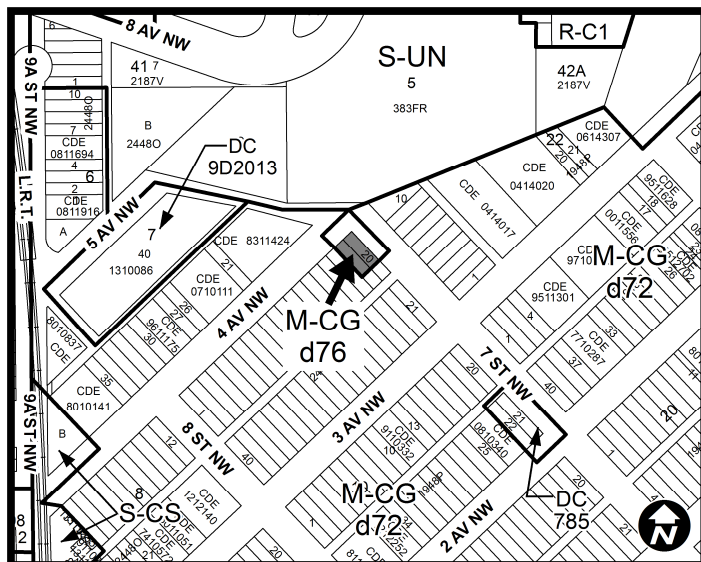
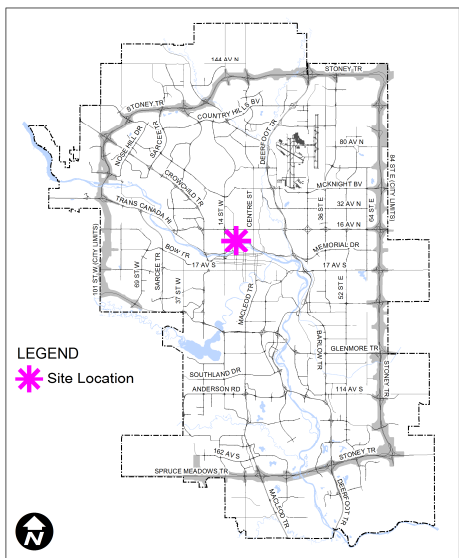
ATTACHMENT

1. Proposed Bylaw 170D2015

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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 0.04 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-CGd72) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd76) District.

Moved by: M. Wade

Carried: 7 – 0

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Applicant:

M + B Design Ltd

Landowner:

New Casa-Company Ltd

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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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. The subject site is immediately south of McHugh Bluff and is approximately 400 metres north of the Bow River. The proposed development is located in “Residential Character Area 2” as per the Hillhurst/Sunnyside Area Redevelopment Plan which comprises of a mixture of low density and multi-residential uses. A single detached dwelling without 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 dwelling along the block to the east. A new 115 unit multi-residential (Ven Kensington) project is currently under construction a block northwest of the subject site based on a recently approved multi-residential based direct control district (Bylaw 9D2013). Although the parcel is not located within the TOD Study Area Boundary as per the Hillhurst/Sunnyside ARP, it is located within approximately 250 metres of the Sunnyside LRT Station. The 10 Street NW neighbourhood corridor is located approximately 350 metres west of the site.

LAND USE DISTRICTS

The proposed Multi-Residential—Contextual Grade-Oriented (M-CG76) District is intended to accommodate multi-residential developments in close proximity or adjacent to low density residential development. The proposed density cap of 76 units per hectare would allow for a maximum of 3 units to be built on the parcel subject to development permit approval. The concurrent Development Permit application under review by administration proposes 3 units.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (Approved by Council 2009)

The subject site is within the Developed - Inner City Area of the Municipal Development Plan. Key features of these areas are a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets (Section 3.5.2).

The increase in density to allow for one additional unit while being within 400 metres of the Sunnyside LRT station aligns with transit supportive and strong residential neighbourhood objectives of the MDP to accommodate intensification in existing communities in a sensitive manner (Section 2.2.5).

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Hillhurst/Sunnyside Area Redevelopment Plan (ARP)

The proposed development is located in “Residential Character Area 2” as per the Hillhurst/Sunnyside Area Redevelopment Plan and is characterized by low density, low profile multi-residential type forms.

The proposed land use application to allow for a 3 unit multi-residential use meets the intent and policies within the Hillhurst/Sunnyside Area Redevelopment Plan. An amendment to the ARP is not required.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of the Land Use Amendment application. Considering that no lane exists adjacent to the site, vehicular access will be required from 4 Avenue and/or 7 Street NW. The subject site is situated in close proximity to a Primary Transit Network and LRT Network, as identified in the MDP and is within a 400 metre walking distance.

UTILITIES & SERVICING

Water, sanity and sewer services are available and can accommodate the potential addition of a dwelling unit without the need for off-site improvement at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

The applicant has acknowledged that efficient lighting, windows and appliances will be tied into the proposed design although they will not consider additional certification (LEED).

GROWTH MANAGEMENT

This Land Use Amendment proposal does not require additional capital infrastructure investment at this time and therefore, no growth management concerns have been identified.

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PUBLIC ENGAGEMENT

Community Association Comments

No Community Association comments were received at the time of writing this report.

Citizen Comments

Administration received one letter in opposition to the application by the adjacent neighbour to the south (411 - 7 Street NW).

The reasons for objecting can be summarized as follows:

- The proposal will land lock his parcel and reduce property value.
- Parking is inadequate in the area and further density will promote the issue.
- The proposal is not consistent with other developments in Sunnyside.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

It is our request to increase the density designation of the combined lots at 801 4th Avenue NW and 413 7th Street NW because we would like to add one additional unit to the current density. This would increase the livability of the neighborhood and develop a site which is currently vacant.

It is our request to increase the density designation of the combined lots at 801 4th Avenue NW and 413 7th Street NW from M-CGd72 to M-CGd76 for the purpose of building a 3 unit development.

This combination of property has a total area of 395.05 square meters which translates into 2.84 UPH (Calculation below).

$$\begin{aligned} 395.05 \text{ square meters} &= 0.039505 \text{ Hectares} \\ 0.039505 \text{ Ha} \times 72 \text{ Units} &= \underline{2.84 \text{ Units Per Hectare (UPH)}} \end{aligned}$$

In order to achieve 3 units on this property the density of the land needs to just slightly increase to d76. The calculation is below.

$$\begin{aligned} 395.05 \text{ square meters} &= 0.039505 \text{ Hectares} \\ 0.039505 \text{ Ha} \times 76 \text{ Units} &= \underline{3.00 \text{ Units Per Hectare (UPH)}} \end{aligned}$$

The site plan which includes a 90 meter radius of the densities around this property all show M-CGd72 designations. A brief visit to the neighbouring apartments show different densities than what a d72 designation would indicate. For instance, apartment #807 just west have 9 units on a 15.25 meter by 36.57 meter property. This development would only have 4 units if it abided by the appropriate designation. Instead, it has more than twice than that allowed. Likewise with the apartment across 4th Avenue NW at #808 which have 12 units but the density would suggest that it would only be allowed 11 units. This calculation has been done for the other apartments which are in sight of this property and relaxations for density remain congruent throughout. Therefore, to grant an increase in density from 2.84 UPH to 3.0 UPH would be a reasonable and modest request.

This request also complies with and is complimentary to the policies of sections 2.2.2, 2.2.4 and 2.2.5 of the municipal development plan as it pertains to transit-oriented development, complete communities and strong residential neighbourhoods.

It is important to note that this parcel of land is not intended for public use. There also have not been any public activities on the land.