

LAND USE AMENDMENT
HILLHURST (WARD 7)
KENSINGTON ROAD NW AND 16 STREET NW
BYLAW 59D2015

MAP 20C

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential-Contextual One/Two Dwelling District (R-C2) to Multi-Residential-Contextual Grade-Oriented (M-CGd72) District to allow for multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 March 12

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 59D2015; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1706 Kensington Road NW (Plan 6219L, Block 13, Lot 39) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 59D2015.

REASON(S) FOR RECOMMENDATION:

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

The surrounding area is currently experiencing change towards greater density. Currently 7 lots on the same block face have gone through the redesignation process to the proposed M-CG land use district. The proposed land use district is consistent with those applications.

The subject parcel is located in a Neighbourhood Corridor as identified in the Municipal Development Plan (MDP). This corridor located between 14 Street NW and Crowchild Trail NW

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and is slated for a future corridor study. No timeline is available at this point. This proposed Land Use Amendment will not interfere with future redevelopment potential for the corridor and aligns with MDP corridor policies.

The M-CGd72 district is an appropriate transition to adjacent low density residential uses.

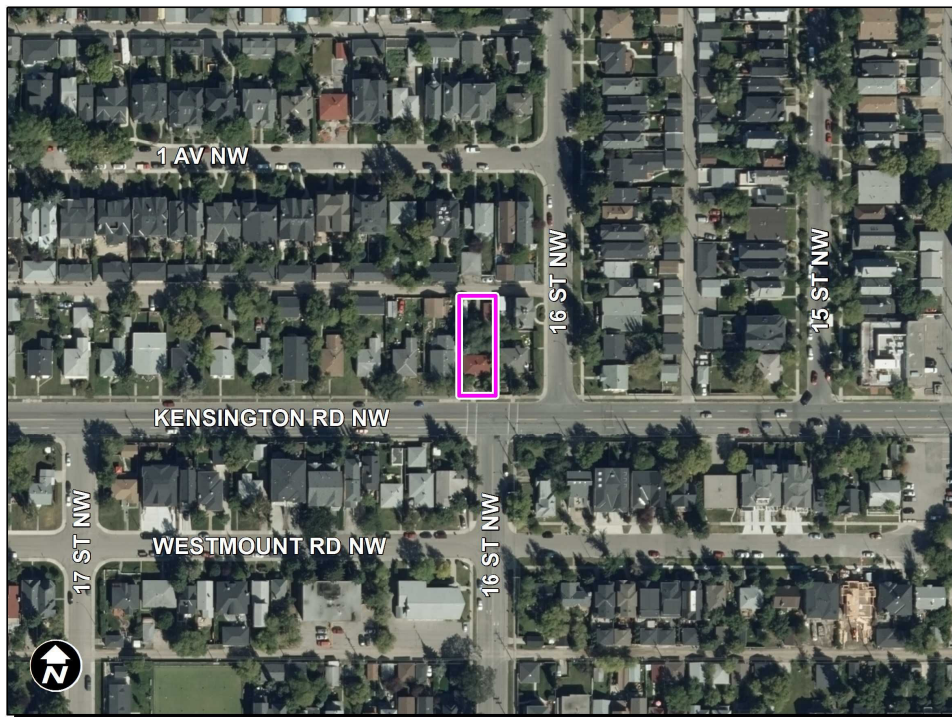
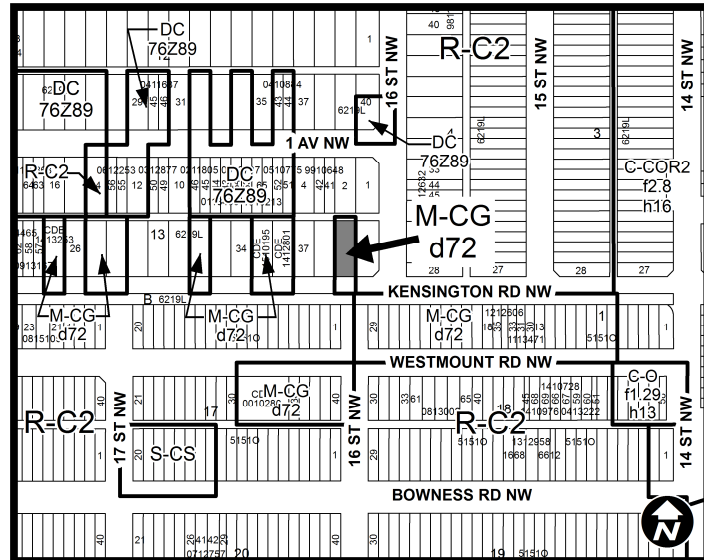
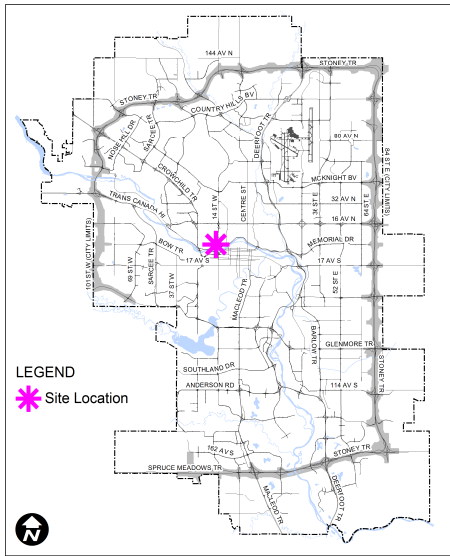
ATTACHMENT

1. Proposed Bylaw 59D2015

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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 \pm (0.15 acres \pm) located at 1706 Kensington Road NW (Plan 6219L, Block 13, Lot 39) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

Moved by: R. Wright
Absent: S. Keating

Carried: 7 – 0

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Applicant:

Landmark Homes (Calgary) Inc

Landowner:

Landmark Residential Redevelopments
 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>	No	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

The subject site is located on the north side of Kensington Road NW, west of 16 Street NW in the community of Hillhurst. The immediate area consists of single, semi-detached, and multi-residential uses. The parcel immediately west of the subject parcel has been redesignated to M-CG/d72. Parcels south of the subject site back on to Kensington Road NW, oriented, with access to Westmount Road NW.

The site falls within the Kensington Road Corridor. The Calgary Planning Commission recommended that Council adopt a similar proposed Land Use Amendments in this corridor at the 2014 October 23 and 2014 November 06 Planning Commission meetings.

LAND USE DISTRICTS

The proposed Multi-Residential—Contextual Grade-Oriented (M-CG72) District is intended to accommodate multi-residential developments in close proximity or adjacent to low density residential development. The proposed density cap of 72 units per hectare would allow for a maximum of 4 units to be built on the parcel subject to development permit approval.

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 subject parcel is located within a Neighbourhood Corridor as identified in Map 1 of the MDP. The local context for each neighbourhood corridor varies in the scale of development, classification of road type, existing uses, and levels of transit. New development should:

- limit the impact of shadowing on neighbouring streets, parks and properties;
- frame adjacent streets in a way that respects the existing scale of the street;
- avoid dramatic contrast in height and scale with low density residential areas.

While the subject site is within a Neighbourhood Corridor, Kensington Road NW west of 14 Street NW provides a different context compared to other Neighbourhood Corridors identified in the Municipal Development Plan. Some parcels on the south side of Kensington Road NW are designated multi-residential and all front onto Westmount Road NW instead of the corridor.

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Hillhurst/Sunnyside Area Redevelopment Plan (ARP) - Part I (1988)

The subject site fall within Part 1 of the Hillhurst/Sunnyside Area Redevelopment Plan. A land use policy map does not exist in Part I of the Hillhurst/Sunnyside ARP.

The policy for the area indicates a “low density multi unit” designation for the subject site and encourages development of a scale resembling smaller projects. The suitability of multi-unit projects within this policy is to be measured by their physical blending with the surrounding houses.

The proposed Land Use District is consistent with and meets the intent of the policies within the Area Redevelopment Plan. An amendment to the plan is not required.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of the Land Use Amendment application. Access will be required from the rear lane of this property. The subject site is situated on the Primary Transit Network, as identified in the MDP and is within a 400 metre walking distance of Bus Rapid Transit (BRT) Route 305 connecting to downtown. Other bus routes within a 400 metre walking distance to this parcel include route 1, 10, 405, and 414.

UTILITIES & SERVICING

All servicing is available for the proposed Land Use Amendment.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for the Land Use Amendment application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

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 comments were received from the community association at the time of writing this report.

Citizen Comments

Two letters of concern from adjacent neighbors were received on the proposed Land Use Amendment. Concerns expressed in these letters were in regards to privacy, future building heights, and building massing. A letter also identified problems with a developer who has been working in the area and not associated with this proposed Land Use Amendment application.

Public Meetings

No public meetings were held in regards to this application.

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APPENDIX I

APPLICANT'S SUBMISSION

The street already has several developments of a similar nature and they have proven to be very popular. They have added density in the community of Kensington, but have not added the perception of higher massing in comparison to the existing homes on the street. The site currently has one single family home which is not in particularly good shape. We feel that because of the location on a fairly major street that this is a good opportunity to increase density in the area but not detract from the general community of Kensington. A development such as this would not be appropriate in much of the rest of the community.

These types of buildings provide the opportunity for people to have the feel of a semi-detached home but provide a better utilization of the land than a traditional semi-detached thereby lowering the cost for the purchaser.

It has been our experience that the Modern exterior architectural design is very popular especially with the target market purchaser which may be younger, single professionals or young professional couples. Also by keeping the flat roof which is quite prevalent on the Modern style, it reduces the mass of the building and from the front street it is not apparent that there are actually four units in the building as opposed to two.

We will be in contact with the community of Hillhurst/Sunnyside and we wish to have the approval of the community for a project like this.