

LAND USE AMENDMENT
HILLHURST (WARD 7)
KENSINGTON ROAD NW AND 17 STREET NW
BYLAW 6D2015

MAP 17C

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-CGd81) District to allow for multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 November 06

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 6D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1740 Westmount Road NW (Plan 5151O, Block 2, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi Residential – Contextual Grade-Oriented (M-CGd81) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 6D2015.
3. CPC respectfully requests that Council direct the Planning, Development and Assessment department to examine property value impact of land use changes toward higher density upon single detached homes in the same neighbourhood.

As three specific examples to be examined, look at cases:

- Where R-1s or R-2 is rezoned next to within R-1 districts;
- Where multi-residential buildings are added to former single detached blocks; and
- Where mixed-use buildings are added to corridors adjacent to or across lanes from low density residential streets.

The goal is to gather empirical evidence that can address the persistent assertion that adding density devalues property values.

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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 through approval from Council of Bylaw 78D2013, 2013 September 09, redesignating four parcels near the subject site from R-C2 to M-CG d72. 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 and is slated for a future corridor study. No timeline is available at this point. This land use approval will not interfere with future redevelopment potential for the corridor and aligns with MDP corridor policies. The M-CGd81 district is an appropriate transition to adjacent low density residential uses. At the time of writing this report, Council has approved six parcels in the immediate area to accommodate four dwelling units. The Calgary Planning Commission recommended that Council adopt a similar proposed land use redesignation in the corridor at the 2014 October 23 Planning Commission meeting.

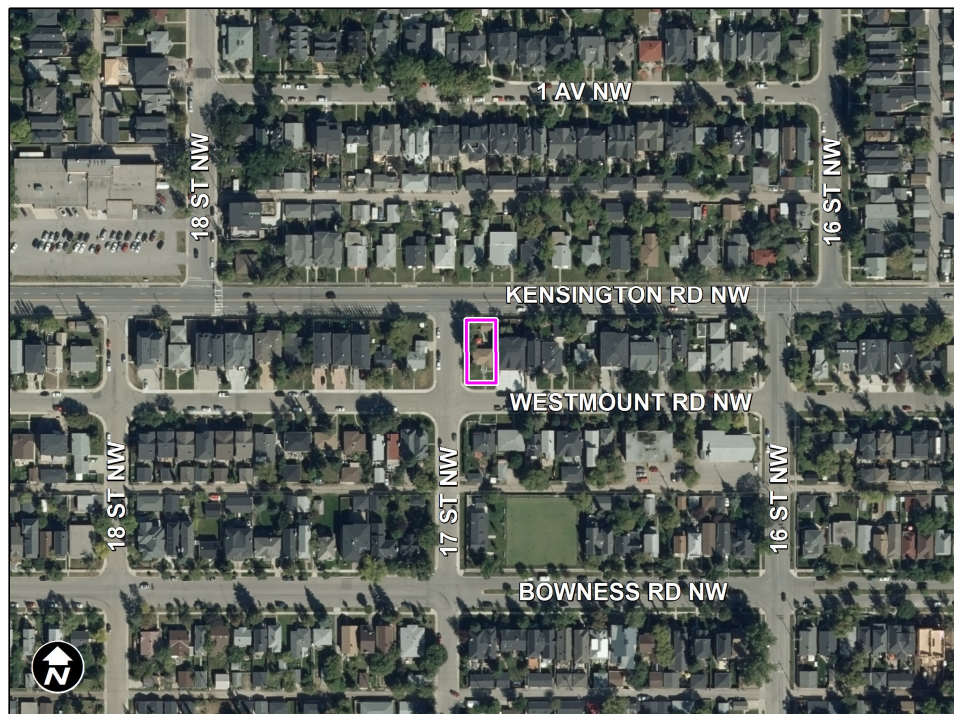
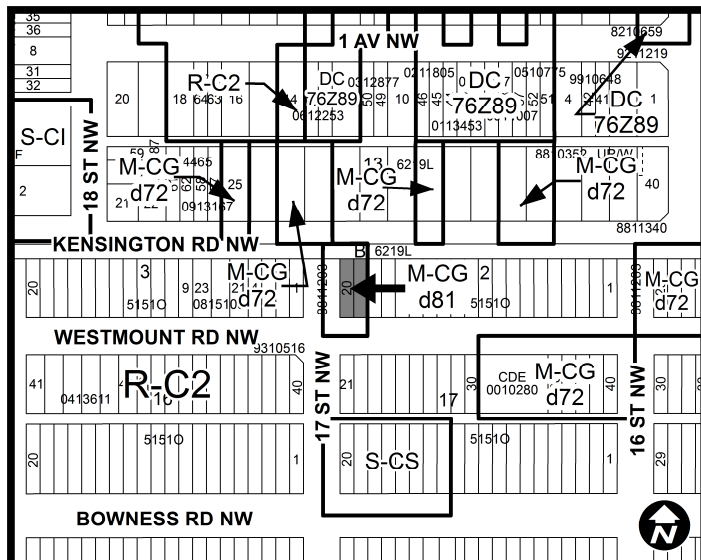
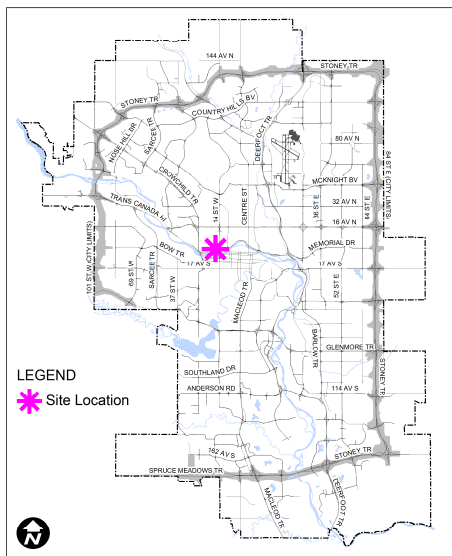
ATTACHMENT

1. Proposed Bylaw 6D2015
2. Public Submissions

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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 0.05 hectares \pm (0.12 acres \pm) located at 1740 Westmount Road NW (Plan 5151O, Block 2, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd81) District.

Moved by: R. Honsberger

Carried: 9 – 0

2014 November 2014

MOTION ARISING: That Planning, Development and Assessment review available data to determine what impact a change in land use has on adjacent property values and report back to Calgary Planning Commission. If nothing exists, then the next point is raised for consideration. Calgary Planning Commission respectfully requests that Council directs a case study by the Planning, Development and Assessment department to demonstrate how values have been impacted in areas that have changed from single family to mixed housing over time.

CPC respectfully requests that Council direct the Planning, Development and Assessment department to examine property value impact of land use changes toward higher density upon single detached homes in the same neighbourhood.

As three specific examples to be examined, look at cases:

- Where R-1s or R-2 is rezoned next to within R-1 districts;
- Where multi-residential buildings are added to former single detached blocks; and
- Where mixed-use buildings are added to corridors adjacent to or across lanes from low density residential streets.

The goal is to gather empirical evidence that can address the persistent assertion that adding density devalues property values.

Moved by: J. Gondek

Carried: 6 – 3

Opposed: R. Wright, S. Keating and
R. Honsberger

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Reasons for Approval from Ms. Gondek:

- One of the most common arguments against densification or change in land use to multi-residential dwellings is the devaluing of adjacent/neighbouring properties. Although I understand that this Commission should look only at planning considerations, I would argue that impact on property values and affiliated property taxes does play a role in planning or re-planning our communities.

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Applicant:

Sarina Developments

Landowner:

Derek K Wilson

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>	Yes	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	7
Public Engagement <i>Were major comments received from the circulation</i>	Yes	7

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located south of Kensington Road NW on Westmount Road NW, east of 17 Street NW in the community of Hillhurst. The immediate area consists of single, semi-detached, and multi-residential uses. The subject property is a double fronting corner lot bound by Westmount road to the south, Kensington Road NW to the north and 17 Street NW to the west. The subject parcel serves as an access and entrance way into predominantly single family areas of Hillhurst and West Hillhurst located to the south.

LAND USE DISTRICTS

The proposed Multi-Residential—Contextual Grade-Oriented (M-CGd81) District is intended to accommodate multi-residential developments in close proximity or adjacent to low density residential development. A density cap of 81 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 MDP. 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, this specific site is contextually unique when compared to other Neighbourhood Corridors identified in the Municipal Development Plan. Parcels on this block front onto Westmount Road NW with the backs of the buildings facing the corridor.

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

The subject site falls within Part 1 of the Hillhurst/Sunnyside ARP. 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.

Multi-Residential Infill Guidelines (non statutory) PUD2014-0156

This land use amendment application meets 5 of 8 of the Multi-Residential Infill Guidelines. The items covered by this application are:

- On a corner parcel
 - Subject site is located on corner of 17 Avenue NW and Westmount Road NW,
- Within 400 metres of a transit stop
 - Subject site is located approximately 150 metres from stops on Kensington Road NW.
- Within 600 metres of a Primary Transit Stop
 - Subject site is located approximately 350 metres from BRT 305 at Kensington Road and 19 Avenue NW
- On a collector or higher standard roadway on at least one frontage
 - Kensington Road is a Neighbourhood Boulevard as classified in the MDP.
- Along or in close proximity to an existing or planned corridor or activity centre
 - The site is within a Neighbourhood Corridor.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of the land use redesignation application. Access will be required from the side and front 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.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for the land use application.

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.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the community association at the time of writing this report.

Citizen Comments

Six letters of objection were received in regards to this application and can be summarized as follows:

- Size of the proposed development and 'fit' with context of Westmount Road
- Vehicular traffic and carrying capacity of Westmount Road
- Ability of site to accommodate parking for Multi-Residential development
- Setting a multi-residential precedent and tone for future multi- residential development
- Change to the feel of the neighbourhood
- Decrease in neighbouring house values due to proximity to multi-residential units
- Increase in speculative real estate development due to profits associated with multi-residential building.

Public Meetings

No Public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

We are proposing to redesignate the property at 1740 Westmount Rd NW from R-C2 to M-CGd81 with the intention of developing a 4-unit townhome project. This is a 50' x 107' lot, slightly undersized, with an area of 0.0497ha, requiring a density modifier of d81 to achieve 4 units.

This redesignation meets many of the criteria of the Multi-Residential Infill Guideline. It is a corner parcel, within 400m of multiple transit stops (including the 305 BRT), and is on a major collector. It is not adjacent to, but within reasonable walking distance of numerous amenities along Kensington Rd between Crowchild and 14 St, as well as Memorial Drive and the Bow River.

Sarina Homes has consulted with the Land Use and Planning authority in PE2014-00596. Land Use Comments are supportive, and recommend a density modifier for 4 units as close to 72uph as possible, which is d81. The Hillhurst-Sunnyside Community Association development representative has indicated that this application would not be reviewed, but posted on their website as per their new review guidelines. Sarina Homes is prepared to meet with affected residents to address concerns during the land use and development applications.