

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0712

Land Use Amendment in Hillhurst (Ward 7) at 628 – 15 Street NW, LOC2018-0048

EXECUTIVE SUMMARY

This land use redesignation application was submitted by one of the landowners, Jacqueline Steeveson, on behalf of herself and Roberval DaSilva on 2018 March 01. The application proposes to change the designation of the parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood One (C-N1) District with the intent to allow for the use of child care service. The C-N1 District also allows for:

- small scale commercial developments;
- opportunities for residential uses to occur on upper floors of buildings that contain commercial uses;
- a maximum building floor area of 300 square metres (based on a floor area ratio of 1.0);
- maximum building height of 10 metres (no change proposed); and
- the uses listed in the C-N1 District.

The proposal is in keeping with the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.09 acres \pm) located at 628 - 15 Street NW (Plan 6219, Block 2, Lots 82 and 83) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.09 acres \pm) located at 628 - 15 Street NW (Plan 6219, Block 2, Lots 82 and 83) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to **Proposed Bylaw 148D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The land use amendment was submitted by one of the landowners, Jacqueline Steeveson, on behalf of herself and Roberval DaSilva on 2018 March 01. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop a child care service on the site.

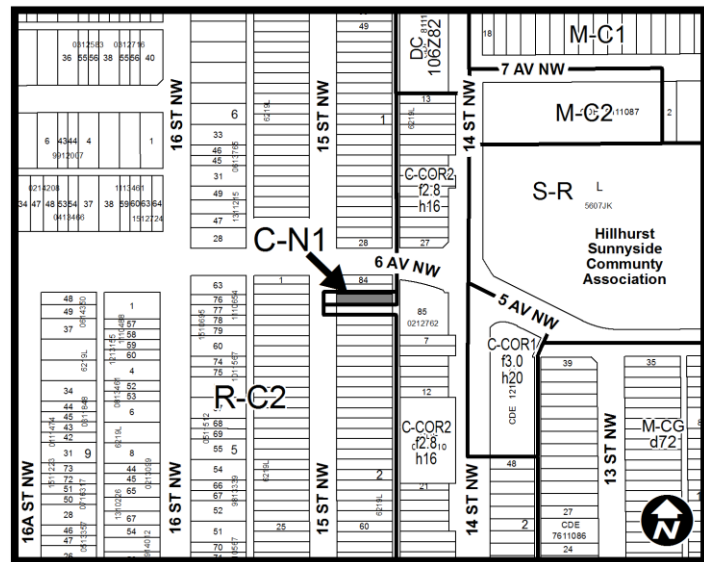
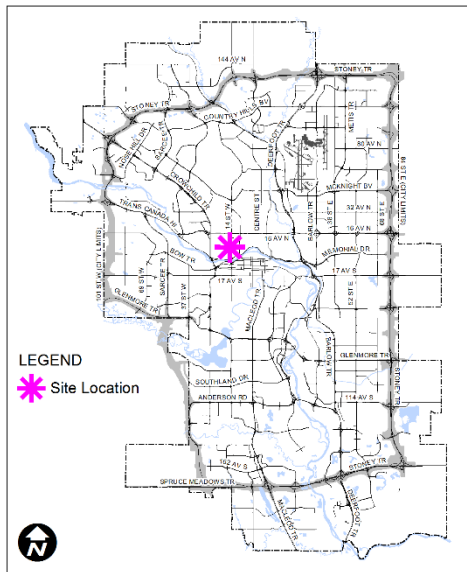
The parcel is currently developed with a one-and-a-half-storey dwelling.

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Location Maps



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Site Context

The subject site is residential and located in the community of Hillhurst. It is located one parcel in from the corner of 6 Avenue and 15 Street NW. Six Avenue NW is classified as a Collector Street and 15 Street is a Residential Street.

The surrounding development includes residential properties (designated R-C2 District) to the north and west, and commercial development (designated C-COR2 f2.8h20 District) to the south and east along 14 Street NW. The commercial development across the rear lane fronts on 14 Street NW, an Urban Main Street where significant mixed use intensification has taken place. The site to the south functions as an art retail space. There is currently a development permit under review for that site to allow for an art studio. The parcel to the north is residential with a home occupation. There is also a church located west of the subject site, on the southwest corner of 15 Street NW and 6 Avenue NW.

As identified in Figure 1, Hillhurst has experienced a population decrease from its peak in 2015.

Figure 1

Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2018 Current Population	6,616
Difference in Population (Number)	-121
Difference in Population (Percent)	-2%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Hillhurst](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application proposes to redesignate the lands to accommodate the intended use of child care. This child care facility would operate within the existing one and half storey dwelling and is in keeping with the applicable legislation as identified in the Strategic Alignment section of this report.

The review of the application considered the C-COR2 District to keep in alignment with the adjacent parcel to the south and east. The applicant approached her neighbours to propose a joint application with the two adjacent parcels, allowing for a comprehensive redevelopment of the sites. This would have allowed for a more efficient parking strategy; however, the adjacent neighbours were not interested.

Keeping the site as R-C2 District was also considered due to parking restrictions. This would allow up to ten children; however, the applicant was not able to make her business plan work off this number of children.

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A DC Direct Control District with the Residential – Contextual One / Two Dwelling (R-C2) District as the base district was also considered; however, the applicant did not see value added in pursuing a DC District to achieve what she envisions for the site.

Planning Considerations

The primary planning consideration in evaluation of this application was determining whether a C-N1 District is appropriate for the subject site.

Land Use

The subject site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 designation allows for low density residential development in the form of single detached dwellings, semi-detached dwellings, and duplex dwellings. The District also provides for two forms of home based child care for up to ten children (Home Based Child Care – Class 1 and 2).

The proposed land use district is the Commercial – Neighbourhood One (C-N1) District. The proposed district is intended to:

- allow for small scale commercial developments;
- development that has limited use sizes and types;
- buildings that are in keeping with the scale of nearby residential areas; and
- opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses.

The C-N1 District will allow for the operation of the proposed child care facility and enable some opportunity for future redevelopment with small scale commercial uses that fit with the scale and character of the surrounding community.

Development and Site Design

A discretionary use development permit application will be required and will determine the number of children permitted, number of on-site parking stalls, location of pick-up and drop-off stalls, and location of outdoor play areas. The operator of the child care service will require provincial licensing and will be evaluated by the Calgary Region Child and Family Services Authority.

Environmental

There are no existing environmental conditions on these residential parcels. An environmental site assessment was not required for this application.

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Transportation

Pedestrian and vehicular access to the site is available from 15 Street NW, as well as the rear lane. It is in close proximity to both a Collector Street (6 Avenue NW) and an Urban Boulevard (14 Street NW). The area is served by Calgary Transit bus service with stops located within 50 metres of the site on 14 Street NW.

A Transportation Impact Assessment was not required as part of this application.

Utilities and 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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online. No public meetings were held by the applicant or Administration. The applicant has indicated they have consulted with neighbours.

At the time of this report, no comments were received by Administration from the Community Association or adjacent neighbours.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory – 2009)

This parcel is located in the Residential Development Inner City Area of the Developed Communities as identified on Map 1: Urban Structure in the *Municipal Development Plan*.

The *Municipal Development Plan* recognizes that a diversity of uses are an integral part of 'complete communities' and should be accommodated within neighbourhoods as appropriate. This application would allow one to apply for a Development Permit for a new child care service and other uses in the Hillhurst Community. Additionally, the location of the site, near an Urban Main Street and collector street, adds to the convenience this service provides for parents in the area.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The site is located within the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP). It is identified as Residential Character Area 5 which speaks to height restrictions due to the sloping sites. Section 2.4 of the ARP states the intent is "to encourage the maintenance of the existing low density, family-oriented flavour of much of the Hillhurst/Sunnyside area", however the policy does not preclude these uses, and the proposed district would be consistent with some of the existing, adjacent uses.

Child Care Service Policy and Development Guidelines (Non-statutory – 2009)

The application conforms to several of the site selection criteria listed in the *Child Care Service Policy and Development Guidelines*. The following location criteria were consistent with the guidelines:

- the site is located near a local commercial area;
- the site is large enough to accommodate some parking;
- the site is buffered from neighbouring low density residential to south and east; and
- the site is large enough to accommodate an outdoor play area.

The site does not meet the following location criteria guidelines:

- the site is not located on a collector, but is one house in from one; and
- the site is not located on a corner parcel.

Social, Environmental, Economic (External)

The recommended land use allows for small scale commercial developments with opportunities for residential on the upper floors. As such, the proposed change may better accommodate the business needs of a small business, while providing a community amenity to neighbours.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* as well as the *Hillhurst/Sunnyside Area Redevelopment Plan*. The proposed C-N1 District allows for a small scale of development that is compatible with the surrounding uses and contributes to the goal of establishing complete communities through providing important related uses and community amenities.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 148D2019**