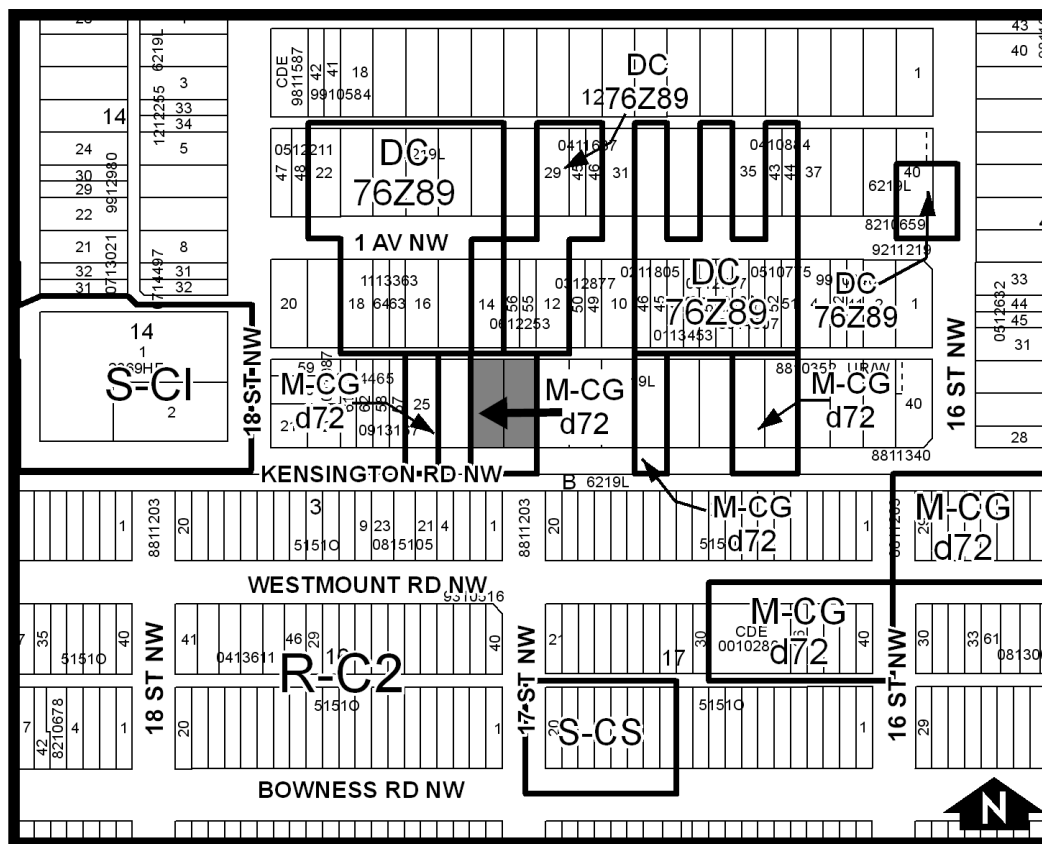


LAND USE AMENDMENT	ITEM NO: 07	
	FILE NO:	LOC2013-0089
	CPC DATE:	2013 December 19
	COUNCIL DATE:	2014 February 10
	BYLAW NO:	16D2014

HILLHURST
(Ward 7 - Councillor Farrell)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 0.125 hectares \pm (0.31 acres \pm) located at 1806 and 1810 Kensington Road NW (Plan 6219L, Block 13, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Sturgess

Carried: 7 – 0

Absent: M. Logan

PROPOSAL:

To redesignate 0.125 ha \pm (0.31 ac \pm) located at 1806 and 1810 Kensington Road NW (Plan 6219L, Block 13, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

(Map 20C)

APPLICANT:

Sarina Developments

OWNER:

Lolita Brar
Riyaz Virani

CURRENT DEVELOPMENT:

Two single detached dwellings

ADJACENT DEVELOPMENT:

NORTH: Lane, single and semi detached dwelling (Bylaw 76Z89, and R-C2)

SOUTH: Kensington Rd NW, Single detached dwellings (R-C2)

EAST: Single detached dwellings (R-C2)

WEST: Single detached dwellings (R-C2)

SUMMARY OF CIRCULATION REFEREES

**ENVIRONMENTAL
MANAGEMENT**

Not applicable

**COMMUNITY
ASSOCIATION**

Hillhurst/Sunnyside
Community Association

Comments were not available at time of writing this report.

PLANNING EVALUATION

Introduction

The intent of this land use amendment is to redesignate two separate titled parcels from Residential-Contextual One/Two Dwelling District (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to allow for multi-residential development.

Site Context

The two subject parcels are located on the north side of Kensington Road NW, west of 14 Street NW in the community of Hillhurst. The immediate area consists of single and semi-detached dwelling units. Parcels south of the subject site back on to Kensington Road NW, oriented, with access, to Westmount Road NW.

Proposed Land Use District

The proposed Multi-Residential—Contextual Grade-Oriented (M-CGd72) District is intended to accommodate multi-residential development of low height and low density in close proximity or adjacent to low density residential development. Applying the District's rules, a maximum of 9 units could potentially be built on the two parcels if consolidated and developed comprehensively or four units each if developed individually.

Site Characteristics

The two subject parcels are representative of typical lots surveyed in the Hillhurst/Sunnyside Community. Each site is approximately 15 metres wide and 40 metres deep with lane access.

Legislation & Policy

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

The subject sites are within the *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 parcels lie within the Neighbourhood Corridor 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 sites are within a Neighbourhood Corridor, Kensington Rd 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 Rd NW are designated multi-residential (M-CG d72) and all front onto Westmount Rd NW instead of the corridor.

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

The subject sites fall 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 lands 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 ARP. An ARP amendment is not required.

Analysis of Proposed District

Council approved Bylaw 78D2013, 2013 September 09, redesignating four similar parcels near the subject site from R-C2 to M-CG d72 (same applicant). These parcels, in addition to the subject two parcels, are located within the Neighbourhood Corridor, as identified in the MDP. A corridor study identifying the future scale, intensity, and form of development along Kensington Road NW between 14 Street NW and Crowchild Trail NW is yet to be undertaken. The M-CGd72 district is an appropriate transition to adjacent low density residential to implement current policy prior to a corridor study. Further, the land use amendment application that resulted in Bylaw 78D2013 explored applying a higher intensity, Multi-Residential—Contextual Low Profile (M-C1) district. Through the review process, and exploration of the proposed district with the community, the applicant chose to revise their proposed district to accommodate a smaller building envelope to address neighbour concerns. Administration does not have issues with the proposed intensity of this district.

Site Layout & Building Design

This application is not tied to plans.

Site Access & Traffic

Access is anticipated to come from the lane.

Both of the subject sites are situated on the Primary Transit Network, as identified in the MDP and are within a 500 metre walking distance of Bus Rapid Transit (BRT) Route 305 connecting to downtown. Other bus routes within a 500 metre walking distance to these parcels include route 1, 10, 405, and 414.

Parking

A parking study was not required.

Site Servicing for Utilities

All servicing is available for the proposed land use.

Environmental Site Assessment

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

Community Association Comments

The Community Association did not provide comments at time of writing this report.

Adjacent Neighbour Comments

Three letters were received indicating non-support for a redesignation to a multi-residential district.

CONCLUSION:

The two subject parcels are located at the edge of a predominantly low density residential area and situated on a Primary Transit Network. Identified in the Municipal Development Plan (MDP) as a Neighbourhood Corridor, future development should respect existing scale and height of adjacent development. The proposed M-CGd72 district contains height and setback rules that are contextual to adjacent low density residential and provides an appropriate transition to the single and semi detached residential to the north. Further, this land use application meets the intent of the Municipal Development Plan and the Hillhurst/Sunnyside Area Redevelopment Plan.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.125 hectares \pm (0.31 acres \pm) located at 1806 and 1810 Kensington Road NW (Plan 6219L, Block 13, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

Amber Osadan-Ullman
December/2013

APPLICANT'S SUBMISSION

The subject land use amendment application submitted by Sarina Homes requests the redesignation of the parcels located at 1806 and 1810 Kensington Road NW from their current land use designation of R-C2 (Residential Contextual One/Two Dwelling District) to M-CG (Multi-Residential Contextual Grade-Oriented District) with a density of 72 units per hectare. The subject lands are located in the community of Hillhurst/Sunnyside in the central northwest area of our City. The subject parcels front onto Kensington Road NW currently, single detached dwellings (constructed in 1940's) is the form of development.

The community of Hillhurst/Sunnyside has an Area Redevelopment Plan and the subject lands are located in Area 7 – the most Westerly precinct of the community. The Hillhurst/Sunnyside ARP contains the general recommendation to maintain spacious front yards for the redevelopment of the subject parcels. The other guiding policy document is the Calgary Municipal Development Plan, as amended June 2012, specifically section 1.4.5 Kensington Road extends from 10 Street west to Crowchild Trail and is identified in the MDP as a “Neighbourhood Boulevard” and a “primary transit corridor”. The lands adjacent to Kensington Road are part of a “neighbourhood corridor” – a typology attributed to other similar roads within the Inner City.

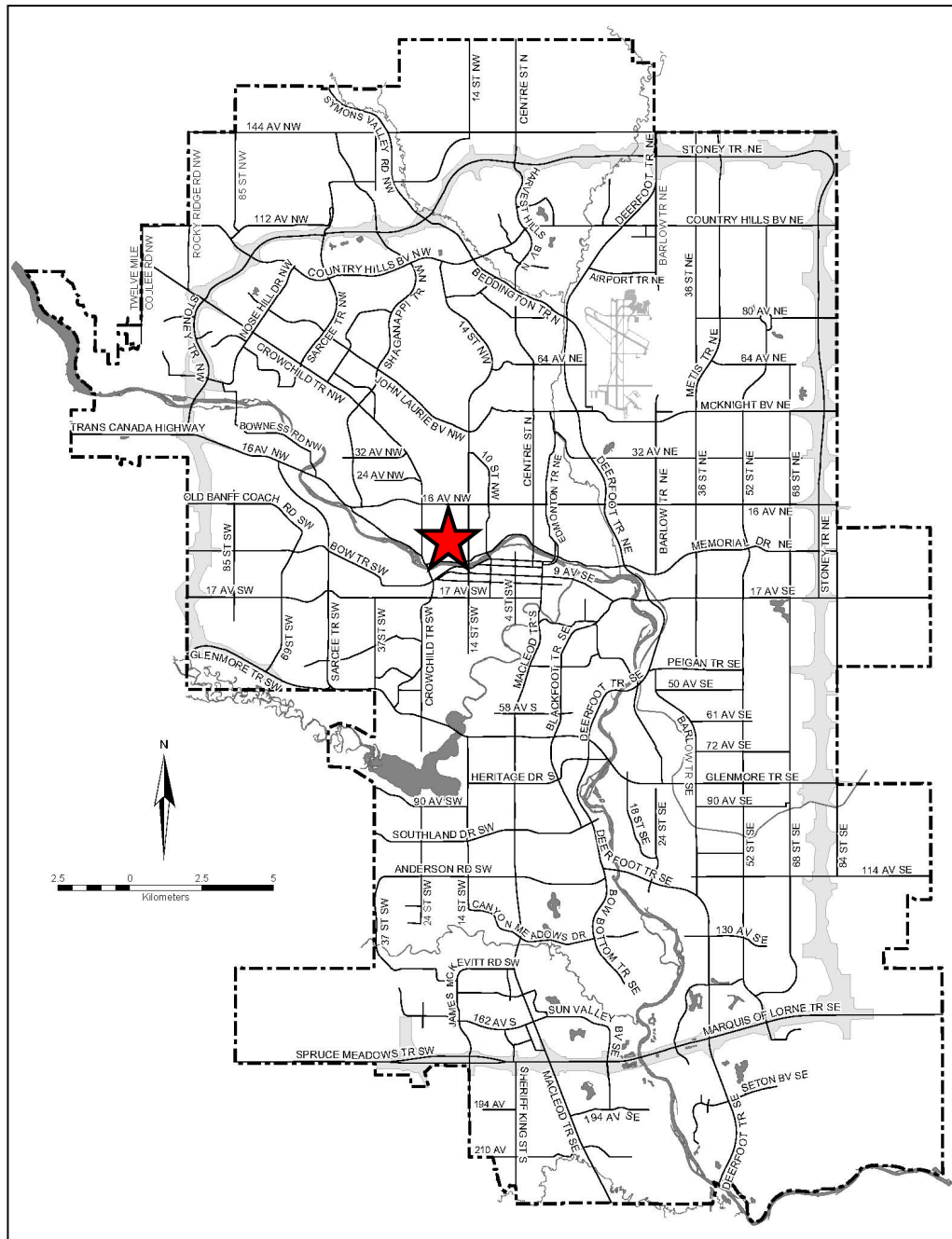
Kensington Road has a variety of land uses that vary in intensity and form. The heart of the Kensington Road storefront, pedestrian shopping/restaurant area lies between 10 and 14 Streets. West of 14 Street, the built form along the Kensington Road changes to residential, with frontages primarily along the north side of the road between 16 and 18 Street NW where these parcels are located. West of 18 Street, the character changes to primarily larger buildings that are commercial, service organization (legion), parking areas and some multi-unit residential. At the intersection of 19 Street NW, one half of the block was redesignated to commercial, similar to the block to the north. From 19 Street to Crowchild Trail, the land use is multi-residential, commercial, school, church, and small scale commercial uses.

The subject parcels front onto Kensington Road and are well suited to sensitive intensification given their context and proximity to transit and local amenities. The proposed designation of the subject lands meets the policy 3.5.2 (a) where parcels adjacent to neighbourhood corridors may intensify, if that intensification is compatible and consistent with the character of the neighbourhood. The proposed built form allowed through M-CGd72 is a townhouse with approximately 4 dwelling units on a 15 meter wide parcel rather than 2 dwelling units under the current R-C2 district. The building height and massing of townhouses are similar to that of single and semi-detached dwellings. This built form meets the policies of the MDP for the sensitive intensification along a neighbourhood corridor.

It should be noted that Sarina Homes applied for a related land use redesignation for 1718, 1722, 1734 and 1818 Kensington Road – originally to amend from R-C2 to MC-1. Prior to the final application, consultations were held with the Alderman's office, City of Calgary Land Use Team, and the Community Association. An open house was also conducted and feedback collected from affected neighbours. Affected residents were primarily concerned with the potential for larger, taller developments than Sarina was intending to build on those lots. In response to those concerns, Sarina Homes changed their application to amend from R-C2 to M-CGd72, and this was approved at final public consultation on September 9, 2013.

In conclusion, based on the above, we request Corporate Planning Application Group, Calgary Planning Commission and City Council's support and approval for the proposed Land Use Amendment.

City Wide Map: Site Location



O:\plan\dba\Misc\Newspaper\Newspaper Base Map.mxd

Ariel Photo: Site Location

