

**LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
WEST OF CROWCHILD TRAIL AND NORTH OF 2 AVENUE NW
CROWCHILD TRAIL NW AND 2 AVENUE NW
BYLAW 7D2016**

MAP 20C

EXECUTIVE SUMMARY

This proposal seeks to redesignate three parcels of land from Multi-Residential – Contextual Low Profile (M-C1) District; with the most westerly parcel being dual designated as M-C1 and Commercial – Neighbourhood 1 (C-N1) District. The proposed redesignation would be to Multi-Residential – Contextual Medium Profile (M-C2f2.3d250) District and would facilitate a multi-residential development of up to four stories and a maximum of 45 units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 November 19

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 7D2016; and

1. **ADOPT** the proposed redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 2424, 2428, 2432 – 2 Avenue NW (Plan 371O, Block 30, Lots 31 to 36) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Neighbourhood 1 (C-N1) District **to** Multi-Residential – Contextual Medium Profile (M-C2f2.3d250) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 7D2016.

REASON(S) FOR RECOMMENDATION:

The proposal is supported by the Municipal Development Plan (MDP) and the Council approved Location Criteria for Multi-Residential Infill Guidelines (2014). The proposed density and floor area ratio modifiers will ensure the maximum number of units that could be developed on the site will not exceed 45 units. The proposed land use district is the next appropriate level of intensification of the districts provided in the Land Use Bylaw (LUB) from the current M-C1; and is located adjacent to major transit routes along Kensington Road NW and Crowchild Trail NW.

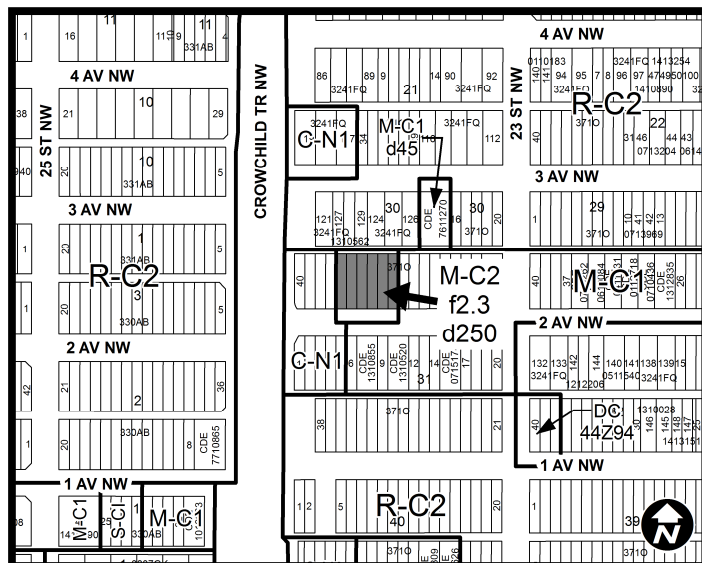
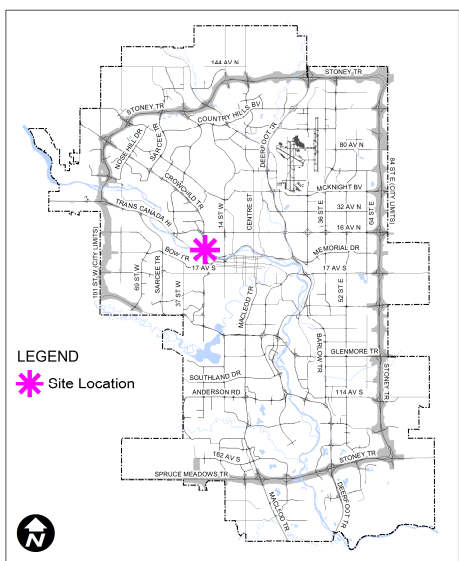
ATTACHMENT

1. Proposed Bylaw 7D2016

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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 0.18 hectares \pm (0.44 acres \pm) located at 2424, 2428, 2432 – 2 Avenue NW (Plan 371O, Block 30, Lots 31 to 36) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Neighbourhood 1 (C-N1) District **to** Multi-Residential – Contextual Medium Profile (M-C2f2.3d250) District.

Moved by: M. Foht

Carried: 6 – 0

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Applicant:

Civicworks Planning + Design

Landowner:

Ana Trutina
Gojko Trutina

PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located east of Crowchild Trail NW, along 2 Avenue NW. The subject parcels are laned parcels and contain single detached dwellings. Two of the parcels are currently designated M-C1 while the easterly parcel possesses a dual designation of C-N1 and M-C1 as a result of adjacent commercial development abutting Crowchild Trail NW. To the north and south of the site are single and semi-detached dwellings (designated Residential – Contextual One/Two Dwelling (R-C2) District and M-C1); a multi-residential building (seniors facility) is to the east (designated M-C1) and commercial buildings to the west (C-N1).

LAND USE DISTRICTS

The proposed land use district (M-C2f2.3d250) is the logical district that provides for an increase in building height and density from the current M-C1 designation. The M-C2 district accommodates a proposed a four storey multi-residential development of 45 units being done through the concurrent Development Permit process. That application is currently under review, pending approval of this land use redesignation.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

The application is supported by a variety of policies in the MDP including:

- 2.1.1 – Creating a city attractive to people (Policy 2.1.1 (a, b and c));
- 2.1.4 – Ensuring sustainable municipal finances (Policy 2.1.4 (a));
- 2.2.2 – A Transit-supportive land use framework (Policy 2.2.2 (b));
- 2.2.4 – Complete communities (Policies 2.2.4 (a, b (i) and c (i)));
- 2.2.5 – Strong residential neighbourhoods (Policies b and c);
- 2.3.1 – Housing diversity and choice (Policies a-e, and f (ii, iii, iv, v, vi and vi));
- 2.3.2 – Respect and enhance neighbourhood character and vitality (Policies b and c).

The site is designated Inner City Residential in the Urban Structure (Land Use Typology) map of the MDP. The following specific policies to Inner City typologies support the proposed redesignation:

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3.5.2 – Inner City Area Policy

- 3.5.2 (b) A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
- 3.5.2 (d) Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.*

* Although not directly related to the land use, as this is a concurrent application, front entry facing the main street have been provided for each unit on the ground floor facing the street.

Area Redevelopment Plan (ARP)

There is no Area Redevelopment Plan for the West Hillhurst Community.

Location Criteria for Multi-Residential Infill (2014)

Approved by City Council in 2014, the Location Criteria for Multi-Residential Infill were created as a tool to review land use amendment applications to determine the appropriateness of redesignations to certain Multi-residential districts such as M-C2. The criteria are not a checklist; but are a set of general criteria.

APPENDIX II provides an analysis of the proposal to the criteria. As the proposal generally conforms to the criteria, Administration is recommending approval of the proposed land use redesignation.

TRANSPORTATION NETWORKS

A transportation impact study and parking study were not required for this proposal.

The site is located approximately 230 metres from the east bound stop for the 305 BRT (257 metres from the west bound stop) along Kensington Road NW. The 305 is part of the Primary Transit Network. Both stops are also served by the Route 1, which also provides significant daytime and weekend service. Additional transit service (route 72) is provided along Crowchild Trail NW (approximately 185 metres away).

UTILITIES & SERVICING

Site is serviced by the following:

- 150 millimetre Water Main;
- 250 millimetre Sanitary Sewer Main; and
- 300 millimetre Storm Sewer Main.

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A Sanitary Service Study was submitted and approved by Water Resources with no capacity issues.

ENVIRONMENTAL ISSUES

No environmental issues were identified.

GROWTH MANAGEMENT

No growth management issues were identified.

PUBLIC ENGAGEMENT

Community Association (CA) Comments

Prior to submission of the formal land use redesignation, an 'explore' meeting was conducted with the Community Association, Applicant and Administration. One issue raised was whether a building would actually be built or was simply to increase the property value. Administration has spoken with the Applicant and they have agreed to add to the proposed redesignation a density (units/ha) modifier in addition to the Floor Area Ratio modifier (FAR). This ensures that the maximum number of units that could be constructed on the site cannot exceed 45 units in any given configuration.

It should be noted that subsequent to this 'explore' meeting, no formal correspondence was received from the CA during the circulation of the application.

Citizen Comments

Ten letters of objection and one letter of support were received. Objections can be summarized as follows:

- proposed building is too large (size, height and number of units);
- potential parking issues created by the proposal;
- potential 'decrease' in property values;
- concern of future tenants (renters versus owners); and
- potential shadowing impacts of the building*.

Note: * A shadow study has been included with the Development Permit application. Administration is supportive of the proposal as the shadowing impacts to the adjacent low density residential development to the north are minimal.

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Public Meetings

No formal citizen engagement was undertaken by Administration beyond the normal notice posting of both the Land Use Amendment application and Development Permit. However, the applicant undertook engagement with neighbouring residents through mail drops and information sign displayed on the parcel.

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APPENDIX I

APPLICANT'S AMENDED SUBMISSION

The site is located in West Hillhurst, along 2 Avenue NW, and is comprised of three (3) residential parcels approximately 0.18 hectares (0.45 acres) in total size. The parcels each maintain a single-detached dwelling and accessory garage structure. The immediately adjacent blocks are comprised of a mix of single-detached, semi-detached, fourplex, and multi-storey apartment-style multi-residential buildings within the Multi-Residential Contextual – Low-Profile (M-C1) District. The western end and balance of the subject property block with frontage along Crowchild Trail NW is of a commercial nature within the Commercial – Neighbourhood 1 (C-N1) District.

The development proposal removes the three existing single-detached dwellings and allows for the construction of a multi-storey apartment-style multi-residential building, which we believe is contextually appropriate in type and height within the established mixed-use block with multi-residential development of a comparable type on the street today.

The proposal is inclusive of forty-five (45) dwelling units within a street-oriented four (4) storey building. Resident parking is proposed to be contained within an underground parking structure, and the parkade access, building garbage/servicing is proposed from the existing rear lane.

The proposal largely conforms with the building form allowed under the existing Land Use District of M-C1; however, we're proposing Land Use Redesignation to the next greater zoning or M-C2 (f2.3/d250) District because the density modifiers (or controlling number of dwelling units allowed) in M-C1 District restrict the number of dwelling units too severely to meet Truman's development goals. The allowable floor area ratio modifiers (which controls the total allowable buildable area as a factor of the size of the property) and the reinforcing density modifier (which controls the maximum number of dwelling units to a total of 45 for the subject site) within M-C2 District are better suited to meet Truman's vision. The overall building form difference between M-C1 and M-C2 is relatively negligible, and a comparison is visualized within the materials provided in the formal application submission.

Also, the horizontal roof cross-section rules (or maximum roof line heights) for M-C1 District prevents an opportunity to create a more interesting and varied roof line. The proposed roof line, which we believe will make for a better overall design

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**APPENDIX II
Location Criteria for Multi-Residential Infill Development**

Criteria	Comments	Administration comments
On a corner parcel.	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>	<p>Not a corner parcel. Existing block has undergone redevelopment mostly of single or semi-detached dwellings (south blockface).</p> <p>North block face already contains a multi-residential development. The subject parcels are the few remaining developable parcels on the north blockface.</p>
Within 400m of a transit stop.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on the community.</p>	Several transit stops are less than 400m from the subject site.
Within 600m of an existing or planned Primary Transit stop/station.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on the community.</p>	BRT stops for the route 301 are less than 600m from the subject site.
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	Site is on a local road but adjacent to Crowchild Trail NW.
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	Site is directly adjacent to multi-dwelling development.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	Broadview Park is an apprx. 15 min walk. Bow River pathway is approx. 10 minute walk.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	Site is in close proximity to the Kensington Road neighbourhood corridor.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways crossing local sidewalks.	Lane access is available.