

LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
21 STREET AND BROADVIEW ROAD NW
BYLAW 335D2017

MAP 17C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate one parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a density increase to a maximum of 4 units on the parcel. The applicant's intention is to build a backyard suite above the garage of a proposed semi-detached development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 335D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2201 Broadview Road NW (Plan 5151O, Block 30, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 335D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and meets several criteria of the Location Criteria for Multi-Residential Infill.

The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for these inner city parcels and allows for development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the parcels has direct lane access and are located in close proximity to a Neighbourhood Main Street, bike paths and transit.

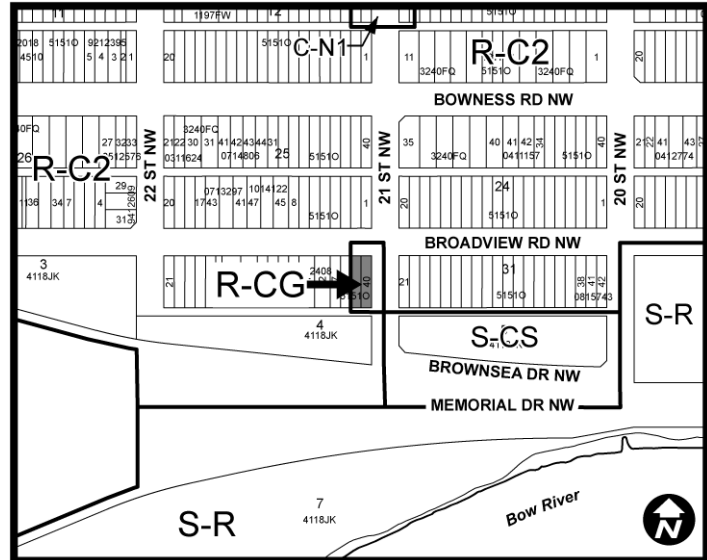
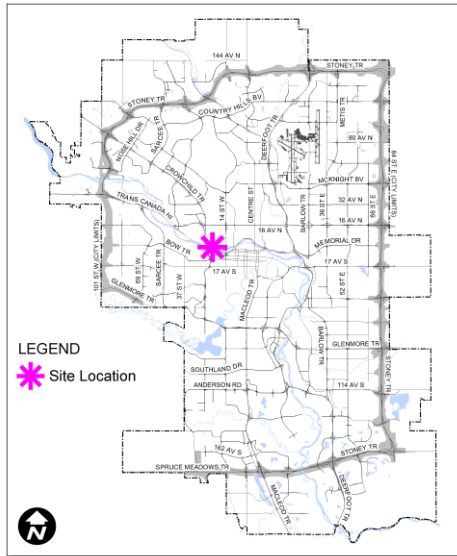
ATTACHMENT

- 1 Proposed Bylaw 335D2017

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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 ± (0.14 acres ±) located at 2201 Broadview Road NW (Plan 5151O, Block 30, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: A. Palmiere

Carried: 7 – 1

Opposed: S. Keating

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Applicant:

Campbell Design

Landowner:

Allan H H Leung

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of West Hillhurst in the northwest quadrant of the city. The parcel is currently vacant, but has an approved development permit for a new semi-detached dwelling.

The parcel is located at the intersection of Broadview Road and 21 Street NW. To the east, north and west of the subject site are a mix of single detached dwellings, semi-detached dwellings and garage suites. To the south of the subject site is a City of Calgary facility. To the southeast of the parcel is a Scouts and Guides Centre.

An on-street bicycle path is located along 21 street, to the east of the parcel, which connects to a pedestrian and bicycle overpass over Memorial Drive to the south of the property. The Neighbourhood Main Street of Kensington Road is located ± 250 metres to the north of the subject property, which has bus stops for regular bus service and BRT service located ± 280 metres and ± 400 metres away respectively.

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2016 Current Population	6,449
Difference in Population (Number)	-422
Difference in Population (Percent)	-6.1%

LAND USE DISTRICTS

The application proposes to redesignate the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters.

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The R-CG district also allows for secondary suites within semi-detached and rowhouse buildings. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings. This district would allow for four units on the site, with secondary suites possible within each unit; however, given the applicant's intent and the fact that a development permit for a semi-detached dwelling is approved, the land use redesignation will most likely result in the addition of a backyard suite above the proposed detached garage.

Administration has approved a previous Development Permit (DP2017-0782) for the site which proposes a semi-detached dwelling with a rear detached garage. The permit is pending release.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcels are located within the Developed Inner City Residential Area of the MDP. MDP policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. In addition, the site is located in proximity to the Kensington Road Neighbourhood Main Street, on street and regional bicycle paths and has good transit connections.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

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LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing planning primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	No
5. Adjacent to existing or planned non-residential development or multi-unit development	No
6. Adjacent to or across from an existing or planned open space, park or community amenity	Yes
7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is located approximately 280 metres walking distance from two transit stops for transit routes 1 and 305 located on Kensington Road NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The West Hillhurst Community Planning Committee does not have concerns with the rezoning as proposed.

Citizen Comments

A petition was received by 16 nearby residents against the proposal, all of whom reside on Broadview Road. Concerns cited included:

- High congestion of pedestrian, bicycle and vehicle traffic along 21 Street NW;
- Safety concerns due to the blind corner from the lane, which is used by City of Calgary vehicles;
- Privacy concerns due to overlooking;
- Precedent setting nature of the application; and
- General incompatibility of the proposed development with the existing community.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

In this area of West Hillhurst and surrounding communities we are noticing an increase in density living. As a matter of fact just across the street to the east of this property there are two properties that already have in place suited detached garages.

We feel that within the close proximity to the downtown core of Calgary that a higher density is not only something that is happening but, also of value.

Also, with the Foothills Hospital, SAIT campus and also the University of Calgary campus close with the public transportation at hand, having smaller affordable suites to rent for medical staff and students is necessary.

The land property owner would like to build a legal suite above the rear detached garages and to change their land designation from RC2 to RCG.

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APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

July 25, 2017

The West Hillhurst Community Association Planning Committee met July 17 and discussed LOC2017-0179.

The Committee offers the following comments:

The West Hillhurst Community Planning Committee does not have concerns with the rezoning as proposed.