

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0415
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**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,
LOC2017-0356, Bylaw 175D2018**

EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2017 November 27 on behalf of Andrea Christina Miller and RNDSQR LTD (landowners). The application proposes to redesignate these two parcels from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units (an increase from the current maximum of 4 dwelling units);
- secondary suites; and
- the uses listed in the proposed R-CG designation.

This application is intended to accommodate a comprehensive redevelopment of the two subject parcels through an active development permit. The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

1. **ADOPT** by bylaw, the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 2102 and 2106 - 5 Avenue NW (Plan 8942GB, Block 14, Lots 12 and 13) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Gondek

Carried: 6 – 0

Absent: A. Palmiere and L. Juan

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 175D2018; and

1. **ADOPT** the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 2102 and 2106 - 5 Avenue NW (Plan 8942GB, Block 14, Lots 12 and 13) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 175D2018.

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BACKGROUND

Site Context

The subject site is located in the community of West Hillhurst north of 5 Avenue NW and west of 20 Street NW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District, with the exception of M-C1, M-CG and C-N1 collectively located one block to the south.

The site is a corner site, approximately 0.09 hectares in size with approximate dimensions of 28 by 39 metres. A rear lane exists to the north of the site. The property is currently developed with two one-storey single detached dwellings and one accompanying single-car garage accessed from the rear lane.

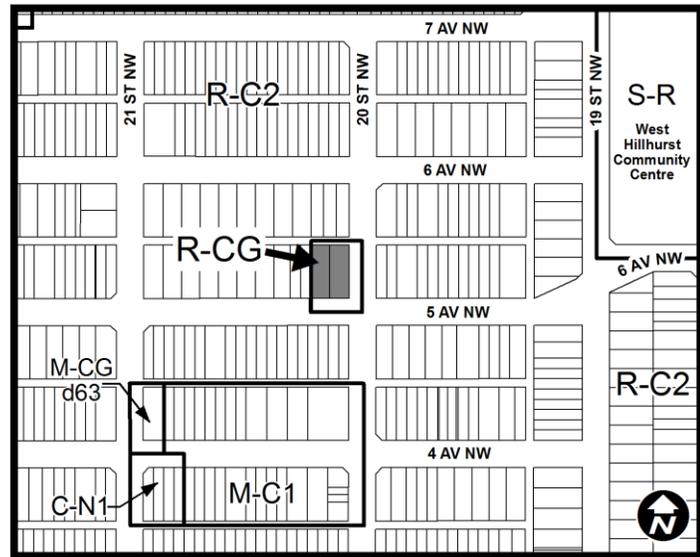
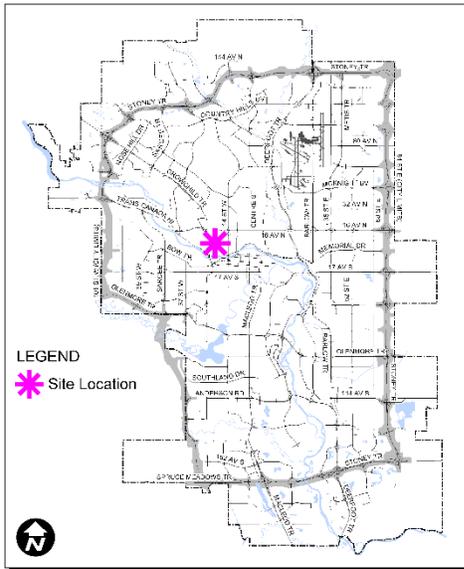
As identified in *Figure 1* below, the community of West Hillhurst has seen population decline over the last several years with its population peak in 1968. Since 1968, the community has lost approximately 422 residents.

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,449
Difference in Population (Number)	-422
Difference in Population (Percent)	-6%

Source: *The City of Calgary 2017 Census*

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units per parcel.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that allows up to two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to six (6) dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls provided they are below 45 square metres in size.

Implementation

As noted, the proposed redesignation is intended to accommodate a comprehensive redevelopment of the subject parcels (2102 and 2106 - 5 Avenue NW). A development permit is currently being processed by administration for these two parcels which proposes seven two storey row house units with six secondary suites. Seven garages are being proposed along the lane. This development permit is for a permitted use if this land use is approved by Council and therefore will not be brought before Calgary Planning Commission for approval.

Infrastructure

Transportation Networks

The subject site is located approximately 200 metres from transit stops for several bus routes on 19 Street NW with an additional transit stop located adjacent to the site on 5 Avenue NW. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application or the associated development permit 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.

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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 was advertised online.

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

Citizen and Community Association Comments

The Community Association was circulated, and provided comments with no substantive objections to the land use proposal, under Attachment 2.

Two letters were submitted from local citizens. One was strongly opposed citing parking concerns. The other letter was not in objection to the application, but did have concerns with parking and additional height.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the 'Residential - Developed - Inner City' area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other "multi-residential" developments.

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The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets five of eight of the location criteria such as it has a location on a corner parcel and a collector street, within 600 metres of primary transit and with a transit stop adjacent to the site as well as with direct lane access.

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

There is no local area plan for West Hillhurst.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing established inner city community and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application.

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

Risk Assessment

The intent of this land use amendment is to allow for a comprehensive redevelopment of the two parcels. While a development permit has been submitted, Council's decision on this land use amendment application may not result in both parcels being redeveloped comprehensively and/or the development considered under the associated development permit application may not be realized.

Given the nature of allowable building forms in the proposed R-CG District, potential risks associated with both parcels being developed independently are limited, if any.

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REASON(S) FOR RECOMMENDATION(S):

The proposal conforms with applicable policies of the Municipal Development Plan. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

In this case, the proposed redesignation allows for the comprehensive redevelopment of the two parcels forming an R-CG site with approximately 92 feet of frontage along 5 Avenue NW.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 175D2018
4. Public Submissions