

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW
BYLAW 125D2018

MAP 20C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located at 1611 - 6 Avenue NW from Residential – Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) to allow for future redevelopment. Administration is reviewing an associated Development Permit (DP2017-5282) application for a redevelopment of this parcel which proposes a 4-unit rowhouse building and a detached four-car garage.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2018 February 08
That Calgary Planning Commission recommend APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 125D2018; and	
1. ADOPT the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 1611 - 6 Avenue NW (Plan 6219L, Block 5, Lot 63) 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 125D2018.	

REASON(S) FOR RECOMMENDATION:

The proposal conforms to relevant policies of the Municipal Development Plan (MDP), Hillhurst – Sunnyside Area Redevelopment Plan (ARP) and will allow for development that can meet the intent of Land Use Bylaw 1P2007. The proposed R-CG District is a residential designation that is primarily for rowhouses but also allows for single detached, semi-detached and duplex homes that may include a secondary suite. 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.

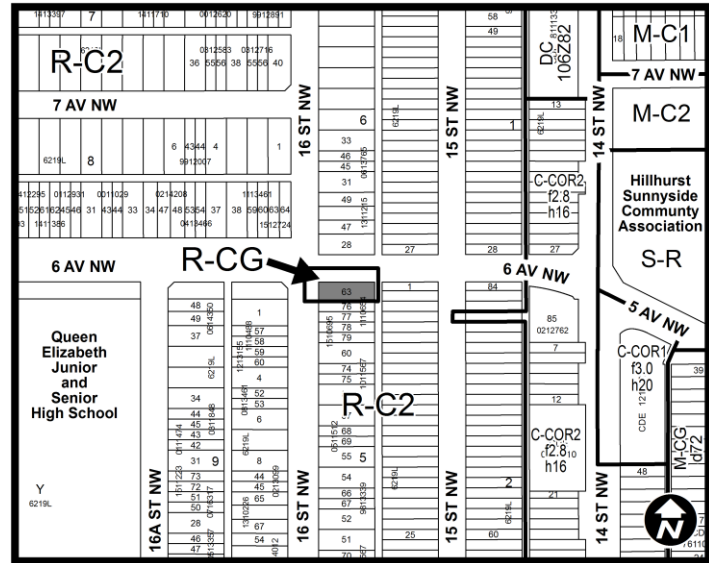
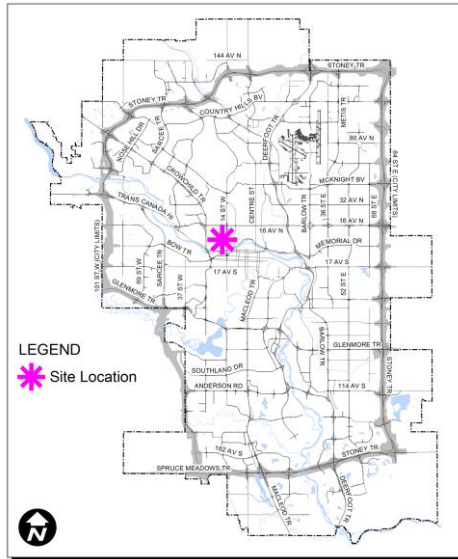
ATTACHMENT

1. Proposed Bylaw 125D2018

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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 \pm (0.12 acres \pm) located at 1611 - 6 Avenue NW (Plan 6219L, Block 5, Lot 63) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District.

Moved by: J. Scott
Absent: R. Vanderputten

Carried: 8 – 0

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Applicant:

New Century Design

Landowner:

Tara G McCullough

PLANNING EVALUATION

SITE CONTEXT

The parcel is located in the community of Hillhurst and is approximately 0.05 hectares in size with approximate dimensions of 14 metres by 41 metres. A rear lane exists to the east of the site. The property is currently developed with a one and half storey semi-detached dwelling, originally developed in 1964. To Administration’s knowledge, both units each contain a basement secondary suite as well. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in the area is R-C2.

According to data from The City of Calgary 2017 Census, the community of Hillhurst saw a slight population decrease in 2017, having reached its population peak in 2015.

Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2017 Current Population	6,648
Difference in Population (Number)	-89
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for 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 four (4) dwelling units on the subject site. The R-CG designation 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, when proposed in the R-CG district, provided they are below 45 square metres in size.

While the applicant’s intent is to develop a new 4-unit rowhouse building on this property, the proposed R-CG District may also accommodate the existing development.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014 – statutory)

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). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009 – statutory)

The subject parcel is located within the Developed - Inner City - Residential Area of the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment of inner city communities that are 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 are sensitive to existing low-density residential development in terms of height, built-form, and density.

Hillhurst/Sunnyside Area Redevelopment Plan (1988 – Statutory)

The subject site falls within Part 1 of the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). A land use policy map does not exist in Part I of the Hillhurst/Sunnyside ARP. The ARP indicates a “low density conservation” policy for the subject site and encourages development of a scale resembling smaller projects. The suitability of low-density, multi-unit projects within this policy is to be measured by their physical blending with the surrounding development. The proposed redesignation is in keeping with the Hillhurst/Sunnyside ARP.

Location Criteria for Multi-Residential Infill (non-statutory)

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill were 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. This application is in general keeping with this criteria (see APPENDIX III).

TRANSPORTATION NETWORKS

No Transportation Impact Assessment or parking study was required.

Pedestrian and vehicular access to the site is available from 6 Avenue NW, 16 Street NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop located directly adjacent the site. The closest primary transit route is the BRT route 305 located on Kensington Road NW which is approximately 650 metres to the south, or 10 minutes walking distance.

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On-street parking adjacent to the site is restricted. No parking is allowed on 6 Avenue NW due to bicycle route and bus zone located adjacent of the site. Parking is by permit only on 16 Street NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment on this 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.

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 Hillhurst/Sunnyside Community Association was circulated and they are in support of the redesignation. Their comments are attached in Appendix II.

Citizen Comments

- One letter of support was received: supporting increased density, offering a new built form and price point, and attracting diverse residents.
- Two letters of concern/objection were received: concerns with parking, infrastructure capacity, shadow impacts, and garbage/recycling/compost bin storage.

Public Meetings

No public meetings were held by the applicant or Administration for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

As we are applying for a Land Use Redesignation we want to outline the benefits to the property, residential block, community and City of Calgary should the application be approved. For the Lot in question, turning it into an RCG property will provide newly married couples and small families that would otherwise not be able to afford a larger single family or semidetached home in the area. For the 1600 block on 6th Ave N.W. the nature of the rowhouse will provide a transitional development that serves as a buffer between the busy feeder street of 6th Ave and the quiet street that is 16th Street. With the Communities proximity to SAIT and the nearby schools of Queen Elizabeth, it can provide accomodation to Students and families with children. It can also provide accomodation to staff of businesses along 14th Street. In doing so, the City of Calgary benefits greatly by the reduction in need, for vehicle commuting. These advantages are all reasons for the creation of the RCG land use designaiton. Providing attractive street oriented low profile 3 and 4 unit buldings is smart in its use of resources to increase population density in the inner city. School Boards save money by building fewer schools, using existing resources that recently were struggling to justify staying open. Corner lots throughout the City can be challenging to attract new development. Especially when adjacent to busy thoroughfares, bus stops, and backing on to a non residential property. In this case a community church.

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APPENDIX II

LETTERS SUBMITTED



December 19, 2017

Jen MacLaren
Planner, Community Planning (North)
Planning & Development
The City of Calgary

Emailed to: jen.maclaren@calgary.ca

RE: LOC2017-0346 Land Use Amendment from R-C2 to R-CG & DP2017-5282 | New: Rowhouse
Building (1 building, 4 units) | 1611 6 Avenue NW

Dear Ms. Jennifer MacLaren,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to submit comments on the above Land Use Amendment and Development Permit application. The applicant presented their initial plans to the HSPC meeting on November 14, 2017, with good discussion from the group, as it is the first R-CG proposal in our community.

We have not heard from direct/affected neighbours – the area is comprised of recently constructed infills. We have posted information online and have requested that the applicant engage neighbours. HSPC reviewed the application referencing the Hillhurst Sunnyside Area Redevelopment Plan (ARP), Calgary Land Use Bylaw and other policy recommendations.

In review of the City of Calgary Location Criteria for Multi Residential Infill (2016) guidelines, this parcel appears conducive to (1) on a corner parcel (2) within 400 metres of a transit stop (3) within 600 metres of a primary transit stop (4) on a collector or higher standard roadway on at least one frontage (7) near a Main Street (14th Street) and (8) has direct lane access.

This site is within the Low Density Conservation area for low profile infill redevelopment. Policy 2.3.1 states that redevelopment should be designed in such a way as to be unintrusive and blend with the surrounding housing. Due to the proposed intensity and the proposed 4-car garage, there could be less of an impact to the neighbour to the east and across the lane/alley, which is operating as a church, however a larger impact on the neighbours to the south.

Given the unique location, the City of Calgary's goals for intensification in inner city communities, we believe that this corner parcel could be a suitable fit for R-CG due to its location. Ultimately, we have concerns with the design of the proposed building. The plans appear to maximize lot coverage, height and setbacks. The proposed building is very massive and should be broken up, such as by setting some

J. MacLaren

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of the units back or staggering the individual units. We have provided recommendations on the Development Permit application in the attached form.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

Cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
Ryan Cairns, Applicant, New Century Design
City of Calgary Circulation Control (cpag.circ@calgary.ca)
City of Calgary Development Circulation (dp.circ@calgary.ca)

APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL (Non-statutory)

The following chart provides an evaluation 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 or local area policy plans, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	EVALUATION
1. On a corner parcel	The subject site is located on the corner of 16 Street NW and 6 Avenue NW.
2. Within 400 metres of a transit stop	The closest transit stop is immediately adjacent the subject site.
3. Within 600 metres of an existing or planned primary transit stop	The site is approximately 650m from an existing primary transit stop.
4. On a collector or higher standard roadway on at least one frontage	The subject site is located on the south side of 6 Avenue NW, which is a collector.
5. Adjacent to existing or planned non-residential development or multi-unit development	The subject site is located in proximity to several non-residential, however these parcels are not directly adjacent.
6. Adjacent to or across from an existing or planned open space, park or community amenity	The subject site is located approximately 125 metres east of the Queen Elizabeth School, which includes a green space. West Hillhurst Community Centre, Bowview Pool are also nearby.
7. Along or in close proximity to an existing or planned corridor or activity centre	The subject site is located on 6 Avenue NW, and in proximity to 14 Street, which is a Neighbourhood Corridor.
8. Direct Lane Access	The subject site has direct lane access immediately east.