

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

ISC: UNRESTRICTED
CPC2018-0508
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**Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW,
LOC2018-0025, Bylaw 192D2018**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Inertia on 2018 January 31 on behalf of Handa Ni. This application seeks to redesignate a single residential parcel from Residential – Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) to allow for:

- rowhouses in addition to building types 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 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

This proposal is in keeping with applicable policies of the Municipal Development Plan. There is no statutory policy plan for the community of West Hillhurst.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 621 – 19 Street NW (Plan 8942GB, Block 22, Lot 1) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

Moved by: L. Juan
Absent: E. Woolley

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 192D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 621 – 19 Street NW (Plan 8942GB, Block 22, Lot 1) 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 192D2018.

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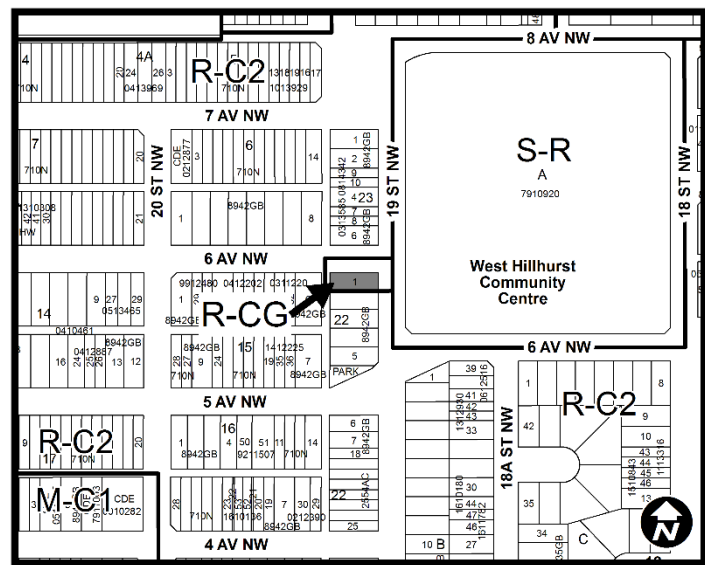
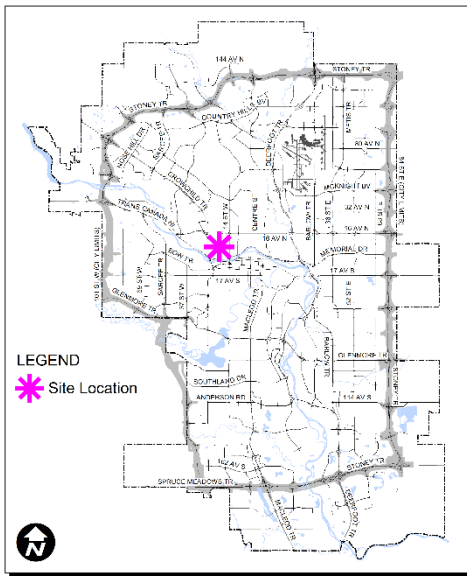
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PREVIOUS COUNCIL DIRECTION / POLICY

None.

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Location Maps



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BACKGROUND

Site Context

The subject site is located in the community of West Hillhurst, at the southwest corner of 6 Avenue NW and 19 Street NW. The site is directly across from the West Hillhurst Community Centre and the 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 S-R lands across 19 Street NW.

The site is approximately 0.05 hectares in size with approximate dimensions of 14 by 35 metres. A rear lane exists to the west of the site. The property is currently developed with a two-storey single detached dwelling and a single-car garage accessed from 6 Avenue NW. As identified in Figure 1, West Hillhurst has experienced a population decline from its peak in 1969.

Figure 1: Community Peak Population

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,449
Difference in Population (Number)	-442
Difference in Population (Percent)	-6%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [West Hillhurst](#) community profile.

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

The proposed Residential – Grade-Oriented Infill (R-CG) District is a 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 three (3) dwelling units on the subject site.

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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 toward allowable density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

Implementation

As noted, the proposed amendment is intended to accommodate a comprehensive redevelopment of the subject parcel. Administration is reviewing an associated Development Permit (DP2018-1005) application for this parcel which proposes a new 3 unit, rowhouse development that includes 3 secondary suites.

Administration's review of the development permit will determine the building design, number of units and site layout details such as parking, landscaping and site access. The development permit is currently under review; no decision will be made on the development permit until Council has approved or refused this land use redesignation.

Infrastructure

Transportation Networks

The subject site is located approximately 50 metres from transit stops for bus routes on 19 Street NW as well as 5 Avenue NW. Vehicular access is currently available from 6 Avenue NW however, with redevelopment, access would be off 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.

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.

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The West Hillhurst Community Association was circulated and responded with no comments in response to this proposal.

Administration received one letter expressing concerns about the additional height and density permitted with R-CG, and overall community fit.

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)*. 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 a 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.

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 the majority of the location criteria, such as: being located on a corner, within 400 metres of a transit stop, adjacent to a collector, adjacent a park/community amenity. Further, the site has lane access and is located in proximity to an existing corridor.

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

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Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing R-C2 District 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

Given the nature of allowable building forms in the proposed R-CG District, potential risks associated with development are limited, if any.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping 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.

ATTACHMENT(S)

1. Applicant's submission
2. Proposed Bylaw 192D2018
3. Public Submission