

Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0849
Page 1 of 6

Land Use Amendment in Sunnyside (Ward 7) at 902 and 904 – 2 Avenue NW, LOC2018-0097

EXECUTIVE SUMMARY

This application was submitted by O2 Planning and Design on 2018 May 02 on behalf of the landowner Robert Froese. The application proposes to change the designation of the properties from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to a DC Direct Control District to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- a maximum building height of 16 metres (an increase from the current maximum of 12 metres);
- a maximum building floor area of approximately 1,400 square metres based on a building floor to parcel area ratio (FAR) of 2.5; and
- the uses listed in the DC(M-C2) designation with the additional uses of both a secondary suite and backyard suite on the same parcel.

The proposal allows for a land use with a density and height that are compatible with surrounding development and in alignment with the applicable policies of the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.13 acres \pm) located at 902 and 904 – 2 Avenue NW (Plan 2448O, Block 11, Lots 21 and 22) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** DC Direct Control District to accommodate multi-residential development with density bonus, with guidelines; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

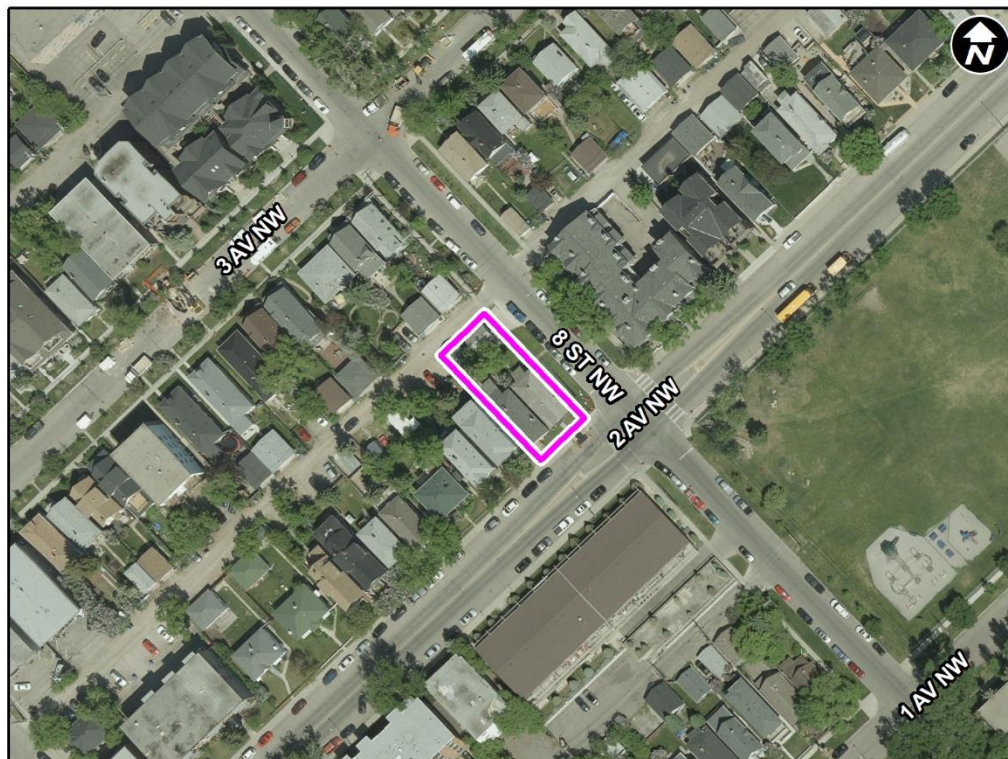
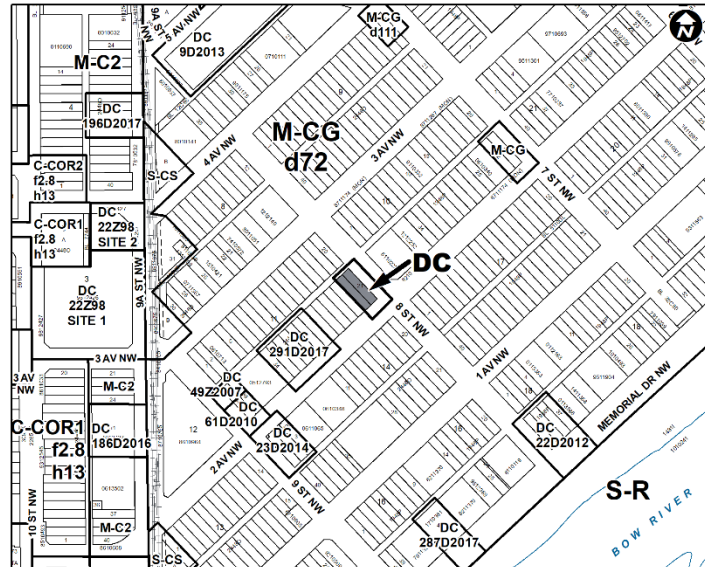
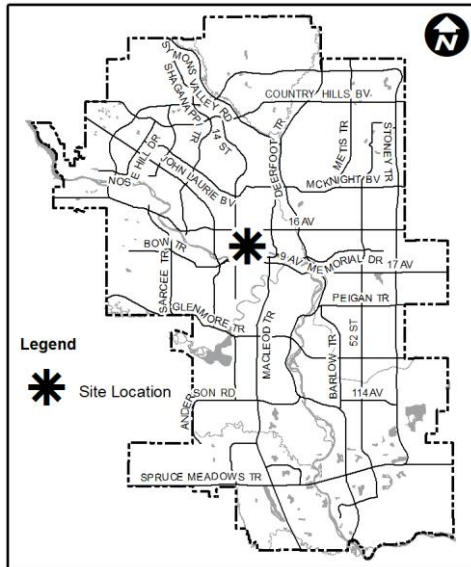
Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0849
Page 2 of 6

Land Use Amendment in Sunnyside (Ward 7) at 902 and 904 - 2 Avenue NW,
LOC2018-0097

BACKGROUND

Location Maps



Land Use Amendment in Sunnyside (Ward 7) at 902 and 904 - 2 Avenue NW, LOC2018-0097

Site Context

The subject parcels are located along Second Avenue NW, at the northwest corner of Second Avenue and Eighth Street NW in the community of Sunnyside. The sites are approximately 350 metres from the LRT platform and within walking distance of downtown. The subject sites are currently occupied by single detached dwellings with detached garages facing the lane. Surrounding the subject site are a mix of single and semi-detached dwellings as well as multi-residential developments to the east and south.

As identified in *Figure 1*, the community of Sunnyside reached its population peak in 2017.

Figure 1: Community Peak Population

Sunnyside	
Peak Population Year	2017
Peak Population	4,206
2017 Current Population	4,206
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online on [Sunnyside](#) 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. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Land Use

The current land use district for the site is Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. This would allow for a multi-residential building on the site with a building height of 12 metres or approximately three storeys. The density of 72 units per hectare within the district would allow for approximately 4 units on both parcels.

The proposed land use district is a DC Direct Control District based on the Multi-Residential – Contextual Medium Profile (M-C2) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A Direct Control District has been used for this application to allow for specific density bonus provisions in the Hillhurst/Sunnyside Area Redevelopment Plan. In addition to allowing for medium density multi-residential development, the key components of Direct Control District include:

**Land Use Amendment in Sunnyside (Ward 7) at 902 and 904 - 2 Avenue NW,
LOC2018-0097**

- it allows for a maximum height of 16.0 metres and a maximum density of 2.5 FAR;
- it allows for both a secondary suite and a backyard suite on each parcel, while also exempting them from the parking requirement; and
- it allows for the implementation of the density bonus provisions in the *Hillhurst/Sunnyside Area Redevelopment Plan*. The Area Redevelopment Plan allows for an increase in density to a maximum floor area ratio of 2.5 through the density bonus provision.

Implementation

This application is not tied to plans. No development permit has been submitted at this time. The applicant has indicated the intent to pursue development permit applications for secondary suites and backyard suites on each parcel. The overall size of the suites, required parking and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

Infrastructure

Transportation Networks

The subject site is located adjacent to transit stops for several bus routes on Second Avenue NW as well as 350 metres from the Sunnyside LRT Station. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this 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 on-line.

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 and the date of the Public Hearing will be advertised.

The Hillhurst Sunnyside Planning Committee (HSPC) was circulated as part of this application. A letter was submitted by the HSPC, which indicated general support for the land use amendment (Attachment 3). However, they did raise a number of points regarding the potential new development which will be addressed through a future development permit for the site. These included the built form, heritage, parking and traffic.

**Land Use Amendment in Sunnyside (Ward 7) at 902 and 904 - 2 Avenue NW,
LOC2018-0097**

There were four letters received from the surrounding residents. Two of these was in support of the proposal and two were in opposition to the proposed land use. Those opposed were concerned with loss of trees, too many people on a small lot, loss of sunlight as well as traffic and parking issues.

Engagement

While the applicant did not hold a formal public open house, they informed the neighbours of the application, presented their proposal to a Jane's Walk in the community, presented at a Community Association meeting and provided updates on a project webpage.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 of the *Municipal Development Plan*. Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, *Municipal Development Plan* policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory, 1988)

The subject site falls within the Transit Oriented Development Area of the Area Redevelopment Plan, approved by Council in 2009 February. The subject site is situated in the area identified as Medium-Density on the Land Use Policy Area Map of the Area Redevelopment Plan. This area has the ability to accommodate small-scale urban infill development and provide new housing choices that fit within the existing community character and strengthen the pedestrian-friendly nature of the neighbourhood. The proposed land use amendment would include a maximum density of 2.5 FAR and a building height of 16 metres in alignment with the Area Redevelopment Plan.

In 2012 November, Council approved an amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* to include density bonus provisions, which allow for a density increase up to the maximum floor area ratio specified in the Area Redevelopment Plan. The density increase is subject to a contribution to the community amenity fund. This fund has been established as a means of gaining public amenities in exchange for a level of density that surpasses the allowable base density under the provisions of the land use district.

**Land Use Amendment in Sunnyside (Ward 7) at 902 and 904 - 2 Avenue NW,
LOC2018-0097**

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing land use 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

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment Plan*. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Hillhurst/Sunnyside Community Association Letter