

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 September 10

ISC: UNRESTRICTED  
CPC2018-0814  
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**Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074,  
Bylaw 232D2018**

**EXECUTIVE SUMMARY**

This application was submitted by Jason Ager on 2018 April 06 on behalf of the landowners Jason Ager and Joel Semmens. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. secondary suites, single detached, semi-detached and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the Residential – Grade-Oriented Infill (R-CG) District.

The proposal conforms to relevant policies of the Municipal Development Plan, the Hillhurst/Sunnyside Area Redevelopment Plan and allows for development that can meet the intent of the Land Use Bylaw 1P2007.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommends that Council hold Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 826 - 16 Street NW (Plan 6219L, Block 6, Lots 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three reading to the proposed Bylaw.

**Moved by: A. Palmiere**

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 28:**

That Council hold a Public Hearing on Bylaw 232D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 826 - 16 Street NW (Plan 6219L, Block 6, Lots 40 and 41) 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 232D2018.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

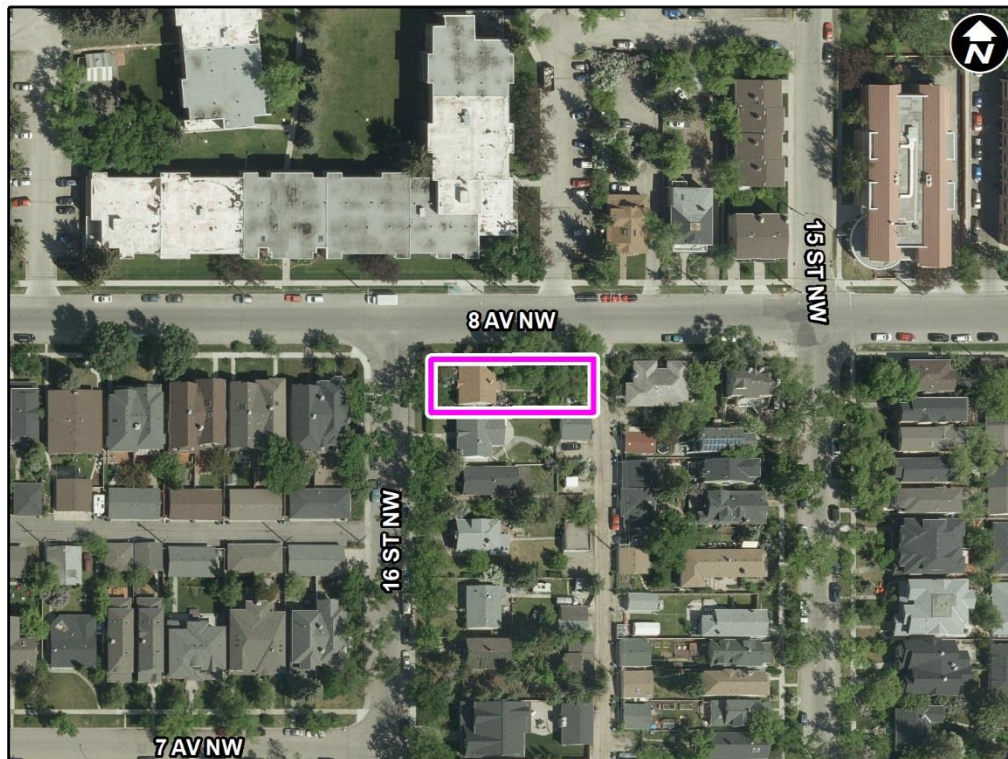
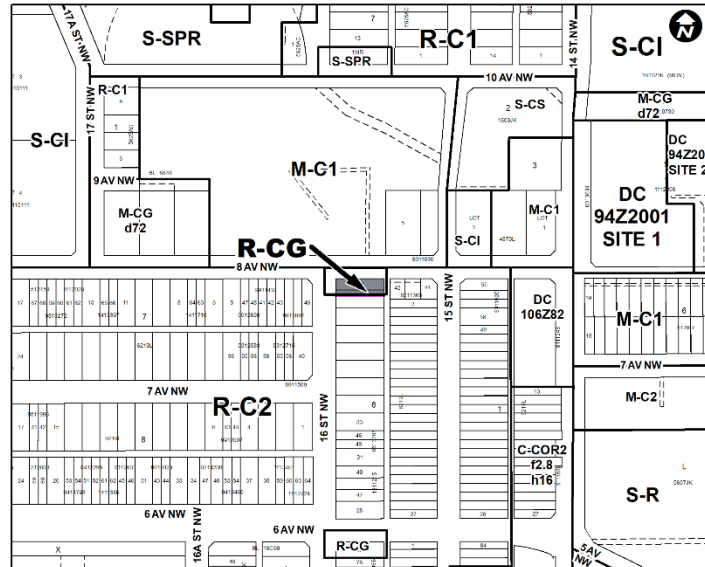
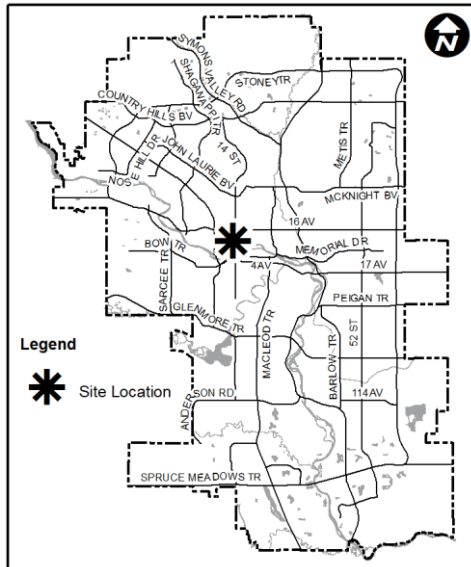
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BACKGROUND

Location Maps



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**Site Context**

The subject site is located in the community of Hillhurst, at the southeast corner of 8 Avenue NW and 16 Street NW. To the north of the site is a mix of multi-residential and low density developments. To the south is 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 Multi-Residential - Contextual Low Profile (M-C1) District and Multi-Residential - Contextual Grade-Oriented (M-CG) District across 8 Avenue NW.

The site is approximately 0.05 hectares in size with approximate dimensions of 13 by 40 metres. A rear lane exists to the east of the site. The property is currently developed with a one-storey single detached dwelling and a single-car garage accessed from the rear lane.

Hillhurst has experienced a decline in population from its peak in 2015, as indicated in *Figure 1* below.

*Figure 1: Community Peak Population*

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

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [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 four (4) 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**

Building design, number of units and site layout details such as parking, landscaping and site access will be evaluated at development permit stage. At the time of this report, a development permit has not been submitted.

**Infrastructure**

***Transportation Networks***

The subject site is located on the corner of 8 Avenue NW and 16 Street NW. Eighth Avenue NW is classified as a collector in this area and 16 Street NW is a residential street. The site is immediately adjacent to a bus stop on 8 Avenue NW, 150 metres from additional routes along 14 Street NW, and approximately 900 metres from Lions Park 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 Community Association was circulated as part of this application. An email was submitted (Attachment 2) indicating that they do not object the proposed redesignation.

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A petition opposing the land use redesignation was received from neighbours with a total of 28 signatures. The petition did not provide any rationale as to why, but simply stated they oppose the land use redesignation. Administration also received 4 letters from adjacent neighbours concerned about aesthetics, traffic and parking.

***Engagement***

The applicant met with the Community Association prior to purchasing the property and presented a preliminary concept for the site.

No public meetings were held by Administration for this application.

**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 meets the 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*. The applicable 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 *Municipal Development Plan* 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 *Municipal Development Plan* 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.

***Hillhurst/Sunnyside Area Redevelopment Plan (Statutory, 1988)***

The subject site falls within Part 1 of the Hillhurst/Sunnyside Area Redevelopment Plan. A land use policy map does not exist in Part I of the Hillhurst/Sunnyside Area Redevelopment Plan. The policy for the area indicates a “low density” designation 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 houses. This is achievable with the proposed land use district and will be addressed at Development Permit stage.

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***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 to be used in conjunction with other relevant planning policy, such as the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage;
- adjacent existing or planned non-residential development or multi-unit development
- direct lane access; and
- along or in close proximity to an existing or planned corridor or activity centre.

The following criteria were not met:

- adjacent to or across from existing or planned open space or park or community amenity; and
- within 600 metres of an existing or planned Primary Transit station.

In conclusion, the proposed amendment includes moderate intensification that is generally consistent with the location criteria for multi-residential infill development.

**Social, Environmental, Economic (External)**

The recommended land use allows for a 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 there are no growth management concerns at this time.

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**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal generally is in keeping with applicable policies of the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. 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 a corner site, is located within walking distance of several transit stops, and has direct lane access, all of which are consistent with the *Location Criteria for Multi-Residential Infill* development.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 232D2018