

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0195

Land Use Amendment in Sunnyside (Ward 7) at 810 – 9A Street NW, LOC2018-0215

EXECUTIVE SUMMARY

This application was submitted by Studio North on 2018 September 25 on behalf of the landowner, Part + Parcel Developments Ltd. The application proposes to change the designation of the property 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 1,050 square metres based on a building floor to parcel area ratio (FAR) of 2.5;
- the implementation of the density bonus provisions in the *Hillhurst/Sunnyside Area Redevelopment Plan*; and
- the uses listed in the M-C2 District designation.

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*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 810 – 9A Street NW (Plan 2448O, Block 6, Lots 2 and 3) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to accommodate multi-residential development with density bonus, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

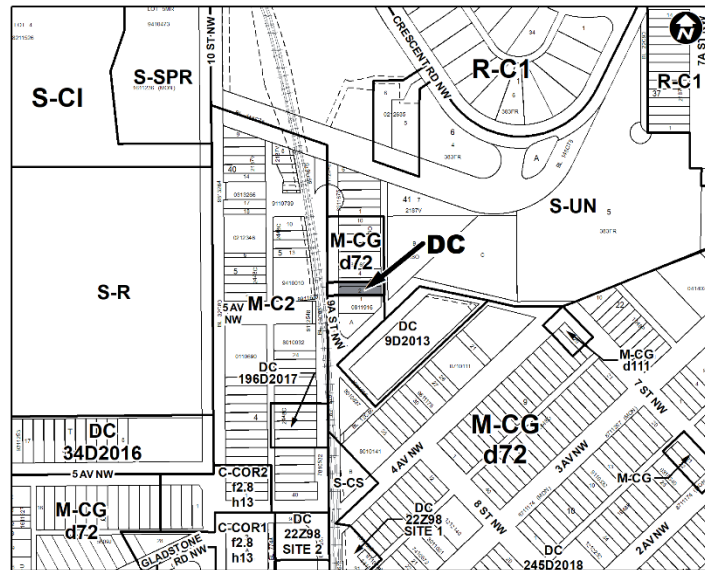
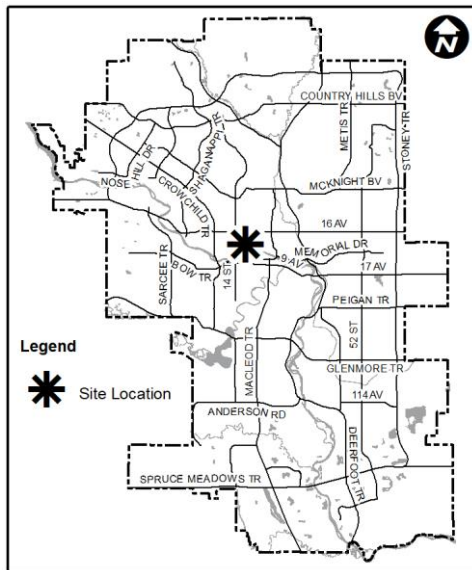
This application was submitted by Studio North on behalf of the landowner Part + Parcel Developments Ltd. on 2018 September 25. No development permit application has been submitted at this time, however, as noted in the applicant's submission (Attachment 1), the applicant intends to develop a multi-residential development on the subject site.

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Location Maps



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Site Context

The subject parcel is located along 9A Street NW, north of 5 Avenue NW in the community of Sunnyside. The site is approximately 240 metres from the LRT platform and within walking distance of downtown. The subject site is currently occupied by a single detached dwelling with parking accessed from the lane. Surrounding the subject site are a mix of single and semi-detached dwellings as well as multi-residential developments to the north and south. To the east is a playground and the escarpment and directly across from the site, to the west, is the LRT tracks.

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.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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 current maximum density of 72 units per hectare within the district would allow for approximately 3 units on the site.

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

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constraints, require specific regulation unavailable in other land use districts. A DC 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 DC Direct Control District would allow for:

- a maximum building height of 16.0 metres and a maximum density of 2.5 FAR; and
- 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.

Development and Site Design

The rules of the proposed DC Direct Control District, along with the rules of the base M-C2 District, will provide guidance for the development of the site including the height and building massing, landscaping and parking. The applicant provided a development concept for that site that proposes an eight unit, multi-residential development intended to accommodate students, seniors as well as two family oriented units in townhouse form. This proposal will need to be confirmed through a future development permit application process. Given the context of the subject lands, other issues that will be carefully considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the street frontage and the lane;
- ensuring a sensitive building form with respect to the adjacent street and existing development; and
- emphasizing individual at-grade entrances along the street frontage.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

The subject site is located 270 metres from a transit stop on 9A Street NW as well as 240 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 and sanitary mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. At the development permit stage, the subject site will require a storm sewer main extension.

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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 on-line.

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 couple of points regarding the potential new development, including heritage and parking, which will be addressed through a future development permit for the site.

Although no public meetings were held by the applicant or Administration, the applicant presented the proposal at a Community Association meeting that was attended by members of the public. The applicant is also intending to hold an open house prior to the application proceeding to a Public Hearing.

There were eight letters received from the surrounding residents. One of these was in support of the proposal and seven were in opposition to the proposed land use. Those opposed were concerned with the loss of neighbourhood character, potential loss of privacy and shadowing impacts from a potential development as well as traffic and parking issues.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compliance with relevant policies and bylaws, as well as design compatibility of discretionary uses with respect to the surrounding neighbourhood context, traffic and access will be reviewed at the development permit stage.

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.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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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 through the bonusing provisions 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.

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.

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.

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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. Applicants Submission
2. Proposed Direct Control Guidelines
3. Letter from the Hillhurst/Sunnyside Community Association