

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0292

Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 – 3 Avenue NW, LOC2018-0251

EXECUTIVE SUMMARY

This application was submitted by O2 Planning and Design on 2018 November 16 on behalf of Robert Frank Froese and Lesleigh Sturge. The application proposes the land use redesignation of three parcels from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to 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 1,837 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 in the Multi-Residential – Contextual Medium Profile (M-C2) District.

The subject site is situated in the Transit Oriented Development - Medium-Density area of the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) and the redesignation proposal will allow for the continuous low-density residential use of the site with the intent for redevelopment to a medium density in the future.

No development permit 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 0.08 hectares ± (0.18 acres ±) located at 932, 934 and 936 – 3 Avenue NW (Plan 2448O, Block 8, Lots 28 to 30) 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.

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0292

**Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW,
LOC2018-0251**

BACKGROUND

This redesignation application was submitted by O2 Planning and Design on 2018 November 16 on behalf of Robert Frank Froese and Lesleigh Sturge. As noted in the Applicant's Submission (Attachment 1), the applicant identified the following potential development proposals on the subject site:

- 932 – 3 Avenue NW – retain the existing single detached dwelling and add a potential Secondary Suite and Backyard Suite to the site; and
- 934 – 3 Avenue NW – develop the vacant parcel with a back-to-back up/down four-plex with a total of four new dwelling units testing modular construction methods ; and
- 936 – 3 Avenue NW – retain the existing single detached dwelling and explore the potential for the addition of secondary suites; or
- redevelop the entire site (three parcels) with a multi-residential development in line with the proposed land use designation and the policies of the *Hillhurst/Sunnyside Area Redevelopment Plan*.

Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW, LOC2018-0251

Site Context

The subject site is situated to the east and directly adjacent to the Sunnyside LRT Station on 3 Avenue NW. The site is surrounded by medium density multi-residential developments to the north, east and south of the site, while the 10 Street NW (Kensington) retail/commercial area is situated to the west within walking distance.

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

Figure 1: Community Peak Population

Sunnyside	
Peak Population Year	2017
Peak Population	4,206
2018 Current Population	4,206
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of residential uses within the existing and proposed developments as well as for the future comprehensive redevelopment of the site with medium density multi-residential development. The proposal meets the objectives of the 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 (MCGd72) 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 five 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 (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0292

Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW, LOC2018-0251

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 DC Direct Control District has been used for this application to allow for specific density bonus provisions in the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP). The DC District further allows for a Secondary Suite and a Basement Suite, with no parking requirements, on the same parcel as a Single Detached Dwelling.

Development and Site Design

The rules of the proposed DC, based on the M-C2 District, will provide basic guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking.

Given the specific context of this site, additional items that will be considered through the development permit process for a future comprehensive redevelopment include, but are not limited to:

- ensuring an engaging built interface along the 3 Avenue NW frontage;
- emphasizing individual at-grade entrances;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height and transitioning of massing;
- site appropriate vehicular access, parking and garbage pickup; and,
- consideration of the *Bow to Bluff Urban Design Framework* in relation to pedestrian connectivity, parks and public realm design guidelines.

Environmental

There are no environmental concerns associated with the site or this proposal. The subject site lies within the Flood Fringe and as such must conform to Land Use Bylaw 1P2007, Part 3, Division 3.

Transportation

The subject site is well served by public transportation with the Sunnyside LRT station situated directly adjacent to the west of the site. Tenth Street NW is part of the City's Primary Transit Network with several transit stops within 150 metres of the subject site.

Parking is allowed on 3 Avenue NW and 9 Street NW, but restricted to 2 hours. No Transportation Impact Assessment was required as part of this development proposal. Direct vehicular access to the subject parcel shall be via the lane only.

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0292

Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW, LOC2018-0251

Utilities and Servicing

Water and sanitary mains are available on 3 Avenue NW, but storm sewers are unavailable. Low impact development measures, a temporary drywell/catch basin system or a main extension may be designed for the site at the Development Site Servicing Plan stage. The subject site may require a storm sewer connection (main extension) and is within the storm re-development levy area.

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). No comments were received from the general public or any of the surrounding residents.

Although no public meetings were held by the applicant or Administration, the applicant presented the proposal at a Community Association meeting that was open to members of the public. The applicant also presented their vision to approximately 40 participants on a community walk hosted by the Hillhurst/Sunnyside Community Association.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate, both in the interim development being contemplated and the future redevelopment. 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* which directs population growth in the region to Cities and Towns, which promotes the efficient use of land.

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0292

Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW, LOC2018-0251

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*.

The proposed land use amendment and policy 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.

Municipal Development Plan (Statutory - 2009)

The subject site is situated on the boundary between the Neighbourhood Main Street typology along 10 Street NW and the Residential Developed Inner City typology as designated on Map 1 – Urban Structure of the *Municipal Development Plan*.

The area where the subject site is located is seen as a transition zone between areas designated for higher densities, such as neighbourhood main streets, and developed inner city residential areas. Transition zones are earmarked for modest intensification and should remain in context to the character of the existing neighbourhood. Densities in the transition zone for Sunnyside, where the subject site is situated, has been determined through the *Hillhurst/Sunnyside Area Redevelopment Plan*.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory - 1988)

The *Hillhurst/Sunnyside Area Redevelopment Plan* provides the land use framework for the redevelopment of the subject site, which consists of three legal parcels for individual development or as a larger site. The subject site is situated next to the Sunnyside LRT Station and as such, the policies of Part II – Transit Oriented Development Area of the ARP apply.

The ARP designated the subject site for development of medium density, with an FAR of 2.5 and a building height of 16.0 metres through the Multi-Residential – Contextual Medium Profile (M-C2) District. The proposal complies with both the MDP and the ARP policies and can therefore be supported for approval.

The ARP also contains Density Bonus Provisions in Section 3.1.5 of the ARP. The current land district of Multi-Residential – Contextual Grade-Oriented (M-CGd72) translates into an FAR of 0.72, which is the base density for the purposes of calculating the density bonus contributions. A DC Direct Control District is required on the subject site to implement the density provisions and will be based on the Consumer Price Index of Calgary in 2019.

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0292

**Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW,
LOC2018-0251**

Social, Environmental, Economic (External)

The recommended land use district will continue to allow for a variety of residential uses to function on the site; low-density residential development in the immediate future with the potential for medium density residential redevelopment at a later stage.

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 land use amendment does not trigger capital infrastructure investments and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATION:

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Sunnyside Area Redevelopment Plan*. The proposed DC Direct Control District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density and height increase of an inner city parcel of land and allows for both interim and ultimate development that has the ability to be compatible with the character of the existing neighbourhood context.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Community Association's Comments