

Planning & Development Report to
Calgary Planning Commission
2018 December 13

ISC: UNRESTRICTED
CPC2018-1416

Land Use Amendment in Hillhurst (Ward 7) at 1601 Bowness Road NW, LOC2018-0208

EXECUTIVE SUMMARY

This application was submitted by K5 Designs on 2018 September 14 on behalf of the landowner Kevin and Susan Ngo. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to the Mixed Use - General (MU-1f1.0h13) District to allow for:

- commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level;
- a maximum building height of 13 metres (an increase from the current maximum of 10 metres);
- a maximum of FAR of 1.0 (a maximum building size of 686 square metres); and
- the uses listed in the Mixed Use - General (MU-1) District.

The proposed MU-1 District is a mixed use designation intended to accommodate a mix of residential and commercial uses in the same building. The proposal is in conformance with applicable policies of the *Municipal Development Plan* and *Hillhurst/Sunnyside Area Redevelopment Plan*.

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 0.07 hectares ± (0.17 acres ±) located at 1601 Bowness Road NW (Plan 5151O, Block 19, Lots 57 and 58) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use - General (MU-1f1.0h13) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2018 DECEMBER 13:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1601 Bowness Road NW (Plan 5151O, Block 19, Lots 57 and 58) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f1.0h13) District; and
2. Give three readings to **Proposed Bylaw 48D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

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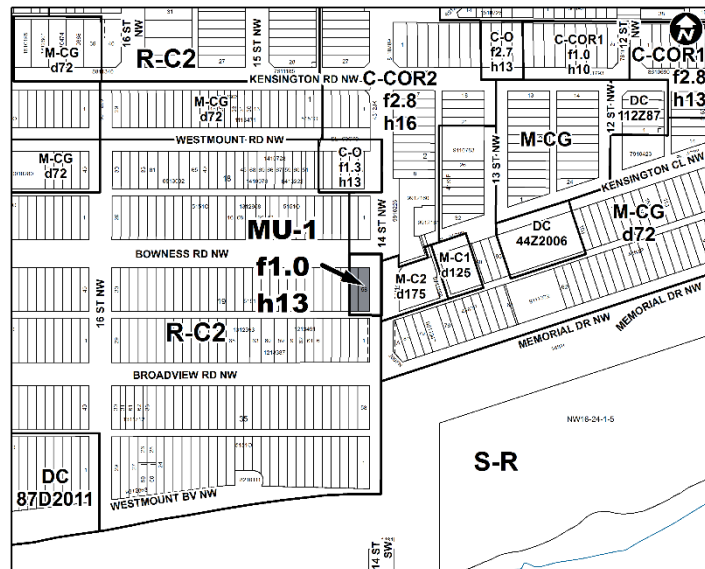
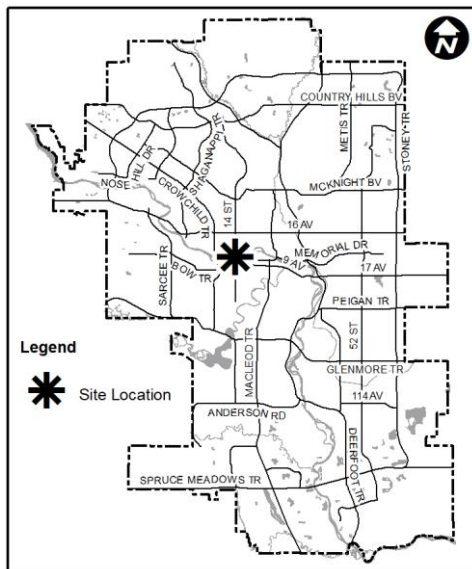
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None.

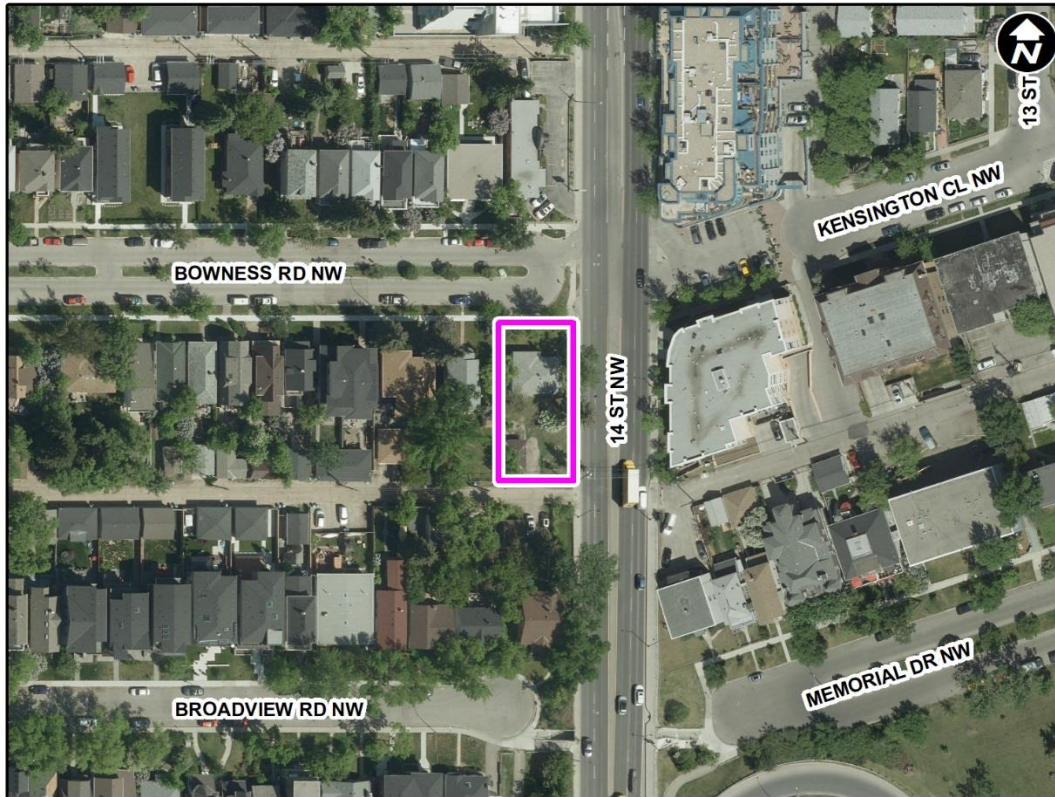
BACKGROUND

This land use redesignation application was submitted by K5 Designs on 2018 September 14 on behalf of the landowners Kevin and Susan Ngo. As noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to utilize the existing dwelling for an office use. Future redevelopment of the site could include a mix of commercial and residential uses in a new building.

Location Maps



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Site Context

The subject parcel is located at the southwest corner of Bowness Road NW and 14 Street NW. It is just south of Kensington Road NW and north of the Bow River. The parcel is currently occupied by a single detached dwelling with surface parking accessed from the rear lane. Surrounding development consists of low density residential development to the west, north and south. Immediately north of the site are commercial uses and east across 14 Street NW is a mix of commercial and multi-residential. The site is within easy walking distance of Kensington Road NW and the Kensington commercial area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a mix of commercial and residential uses on the site in a form that can fit with the surrounding neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

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Planning Considerations

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

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, side-by-side 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 applicant originally applied for the Commercial – Neighbourhood 2 (C-N2) District. However, through discussions with Administration it was determined that this district would not be appropriate as it allows for auto-oriented uses and requires commercial uses on the ground floor of buildings.

The proposed land use district is the Mixed Use – Active Frontage (MU-1f1.0h13) District of Land Use Bylaw 1P2007. The MU-1 District is intended to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street. While commercial uses are allowed within this District they are not required. The District also allows for the density and height to be controlled through specific modifiers for which a maximum floor area ratio of 1.0 and a maximum building height of 13 metres have been proposed for this site.

Development and Site Design

This application is not tied to plans and a development permit has not been submitted. A development permit for redevelopment on this site would be subject to a comprehensive review evaluating the building, proposed uses, required parking and any other site planning consideration subject to Council's decision on this land use redesignation application.

Environmental

There are no existing environmental conditions on this parcel. An Environmental Site Assessment was not required for this application.

Transportation Network

The site is located at the corner of 14 Street NW and Bowness Road NW and has rear lane access. The site has access to transit stops along 14 Street NW (adjacent to the site) and Kensington Road NW (350 metres) and the Sunnyside LRT Station is approximately 1.2 kilometres away or a 15 minute walk. Access to Bowness Road NW from 14 Street NW is only available as right-in access. A Transportation Impact Assessment was not required as part of this application.

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Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the 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 landowners and the application was advertised online.

The Hillhurst/Sunnyside Community Association was circulated the application and although they support the use of the existing building for small scale commercial use they do have some concerns potential redevelopment of the site to a commercial building in the future. (Attachment 2).

Although no public meetings were held by the applicant or Administration, the applicant consulted with the community association and adjacent neighbours directly.

Administration received one letter in support and three letters of opposition to the proposed redesignation. Issues raised included traffic and parking as well as commercial uses intruding into a residential area.

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 (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 community development.

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Municipal Development Plan (MDP) (Statutory, 2009)

The subject site is identified on the Urban Structure Map of the *Municipal Development Plan* (Map 1) as being within the 14 Street NW “Urban Main Street.” These Main Streets typically include an area one block on either side of the Main Street. This means that the area is intended to accommodate future commercial and residential intensification over time that serves not just the local neighbourhood but also the larger area. The MDP (Section 3.4) encourages Urban Main Streets to develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors along the Main Street core areas, with grade oriented residential uses in other areas. This application is in keeping with the policy direction provided in the MDP as it allows for the flexibility of mixed-use or residential development along an Urban Main Street.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory, 1988)

The subject site falls within Part I of the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) and is located just outside the Transit Oriented Development Area that forms Part II of the ARP. While there are no specific policies that address this site, the policies in Part I of the Plan support residential or small scale commercial uses and development in this area.

Social, Environmental, Economic (External)

The recommended land use will allow for a flexibility of uses on this parcel as well as the potential for additional services needed for the community. The land use also supports the sensitive intensification of mixed uses, while ensuring the appropriate integration with the surrounding communities.

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 risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the intent of the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment Plan*. Situated on a corner parcel, the location is suitable for intensification and potential mixed-use development due to its location along a Main Street and its close proximity to transit, parks, regional destinations, major corridors, regional transportation networks, and other commercial development.

ATTACHMENT(S)

1. Applicant's Submission
2. Hillhurst/Sunnyside Community Association Letter
3. **Proposed Bylaw 48D2019**