

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0434

**Land Use Amendment in West Hillhurst (Ward 7) at 2339 – 5 Avenue NW,
LOC2019-0013**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Les March from Hunter Tristan Design on behalf of the landowner Muhammad Ali Zain, on 2019 January 30. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of three dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG District.

The proposal conforms to the relevant policies of the *Municipal Development Plan*. A development permit application for a three-unit rowhouse is currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares $\pm$ (0.12 acres $\pm$) located at 2339 – 5 Avenue NW (Plan 710N, Block 19, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

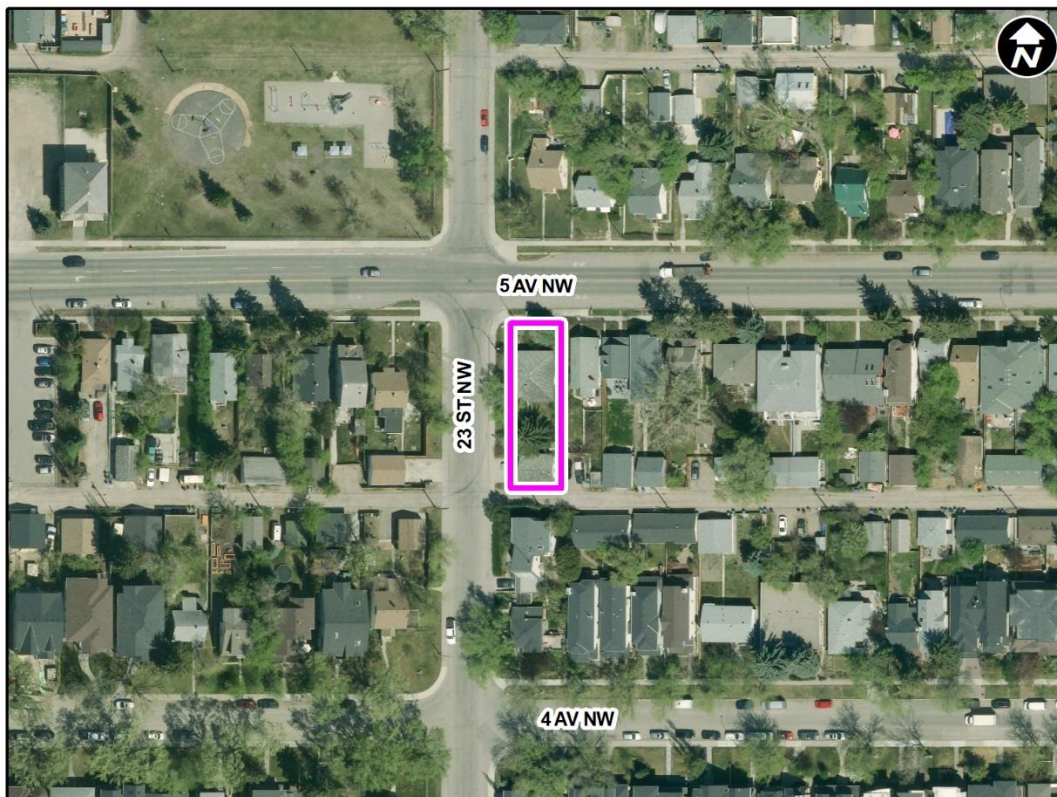
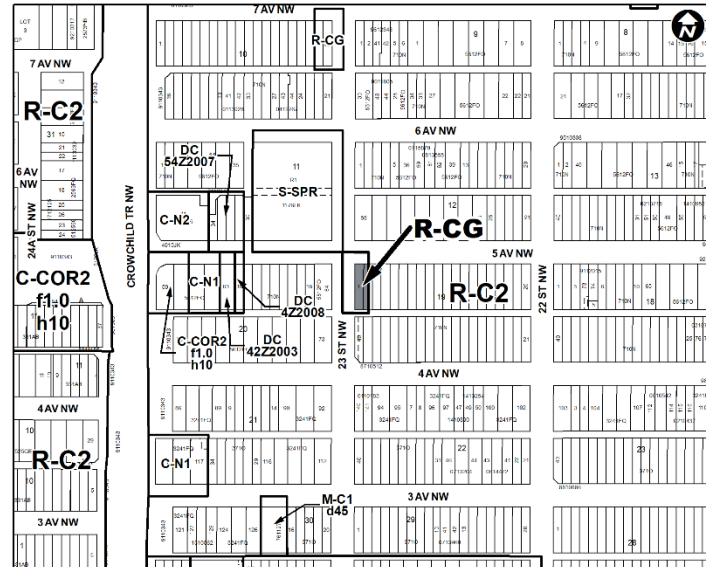
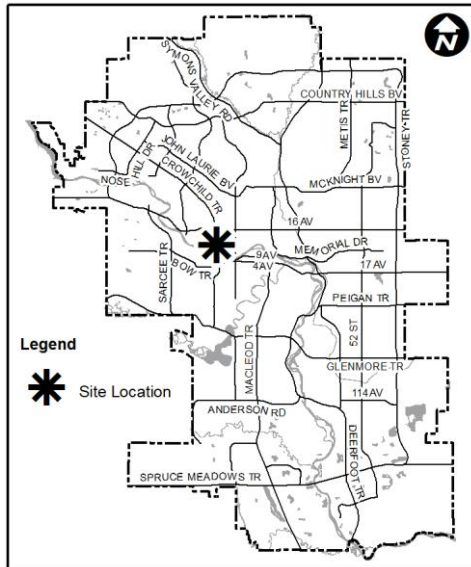
This land use amendment application was submitted by Hunter Tristan Design on behalf of the landowner Muhammad Ali Zain on 2019 January 30 (Attachment 1). A development permit application for a three-unit rowhouse development (DP2019-0470) was submitted by Hunter Tristan Design on 2019 January 30 and is currently under review (Attachment 2).

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Location Maps



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Site Context

The subject site is located in the community of West Hillhurst at the southeast corner of 5 Avenue NW and 23 Street NW. The site is approximately 0.05 hectares in size with 12.19 metres of frontage along 5 Avenue NW and a depth of 39.66 metres. There is a rear lane along the south end of the site. Currently the property is developed with a one-storey single detached dwelling and a detached double-car garage accessed from 23 Street NW.

Surrounding development is characterized by a mix of single and semi-detached dwellings. Grand Trunk Park is located directly across from the site at the northwest corner of 5 Avenue NW and 23 Street NW and Crowchild Trail NW is approximately one block to the west. A large proportion of the lands within close proximity of the site are guided by the Residential – Contextual One / Two Dwelling (R-C2) District. A collection of parcels located adjacent to Crowchild Trail NW (one block west of the site) are subject to a mix of Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, and Commercial – Corridor 2 (C-COR2) District.

As identified in *Figure 1*, the community of West Hillhurst reached peak population in 1968.

Figure 1: Community Peak Population

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2018 Population	6,507
Difference in Population (Number)	-364
Difference in Population (Percent)	-5%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner city area and allows for a range of building forms that respect the scale and character of the existing neighbourhood. This site is not currently subject to a local area plan.

Planning Considerations

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

Land Use

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The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite, but semi-detached homes may not. 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 allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to three dwelling units on the subject site. The R-CG District also allows for a range of other low density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites. Administration does not consider secondary suites as an additional dwelling unit.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the future site development including appropriate uses, building massing and height, landscaping and parking. Given the specific context of this corner site, additional items that are currently being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 5 Avenue NW and 23 Street NW frontages;
- improving pedestrian connections along 23 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigation of overlooking and privacy concerns.

Environmental

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

Transportation

Pedestrian access to the site is available from existing sidewalks along 5 Avenue NW and 23 Street NW. Vehicular access is currently provided from an existing driveway on 23 Street NW but will be provided from the rear lane in a redevelopment scenario. Parking is available on both 5 Avenue NW and 23 Street NW. Both streets are snow routes and may experience parking bans at times over the winter.

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The site is serviced by Calgary Transit with local standard transit bus stops located approximately 110 metres (one-minute walking distance) west of the site along 5 Avenue NW. Further, the site is within 600 metres of a BRT stop for the 305 Bowness-City Centre route located south along Kensington Road. The closest LRT station (Lion's Park) is approximately 1.6 kilometres (approximately 20 min walking distance) northeast.

A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate 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 is being considered and reviewed as part of the development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration received an email from the West Hillhurst Community Association on 2019 February 28 indicating they have no comments on the land use amendment.

Administration received one citizen response noting concerns related to the potential height and shadowing impacts of a new building in the R-CG District. In this regard, the R-CG District has a height chamfer rule to decrease building height/massing in proximity to a shared property line with a low density residential district. Additional design measures to limit potential massing and shadowing concerns can also be addressed as part of the development permit review process.

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 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 Land Use Patterns.

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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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is be sensitive to existing residential development in terms of height, scale and massing.

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. Further, the ability to develop up to three rowhouse units will make more efficient use of existing infrastructure and services.

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.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Development (DP2019-0470) Summary