

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0534

Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW,
LOC2019-0011

EXECUTIVE SUMMARY

This land use amendment application was submitted by New Century Design on behalf of the landowner Handa Ni on 2019 January 25. This application proposes to change the designation of the subject site from a Residential – Contextual One / Two District (R-C2) District to Residential – Grade-Orientated Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached, 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 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

This proposal conforms to the relevant policies of the *Municipal Development Plan*. The site is not currently subject to a local area 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 0.05 hectares \pm (0.12 acres \pm) located at 701 – 19 Street NW (Plan 8942GB, Block 23, Lot 6) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 MAY 02:

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 701 – 19 Street NW (Plan 8942GB, Block 23, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 124D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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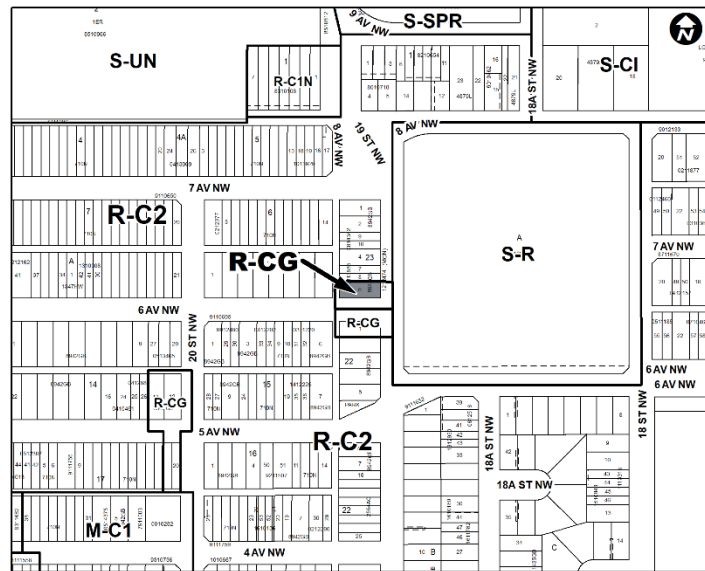
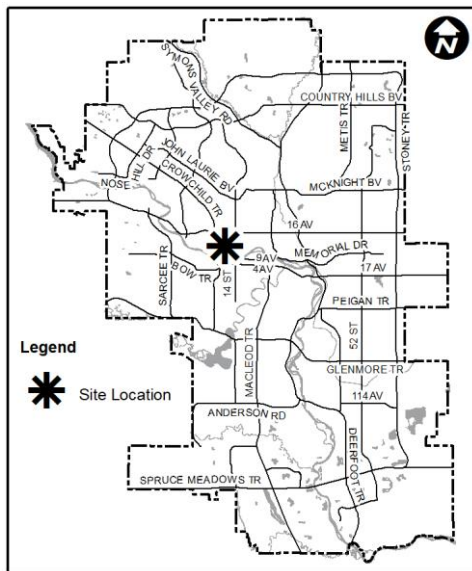
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BACKGROUND

This land use amendment application was submitted by New Century Design on behalf of the landowner Handa Ni on 2019 January 25. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for a three-unit rowhouse development in the future.

Location Maps



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Site Context

The subject parcel is located at the northwest corner of 19 Street NW and 6 Avenue NW. The site, approximately 14 metres in width by 35 metres in depth, is located in the residential community of West Hillhurst in the northwest quadrant of Calgary. The parcel currently has a one-storey single detached dwelling with detached garage located upon it. A rear lane exists along the western edge of the site.

The community is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One / Two (R-C2) District. There have been pockets of re-development throughout the area which contains a higher mix of residential densities. The parcel immediately south of the subject site was redesignated from R-C2 District to R-CG District in 2018. The West Hillhurst Community Association and Park are located directly adjacent to the parcel. Queen Elizabeth High is the nearest school and is located 400 metres southwest of the site.

North Hill shopping centre is the nearest Community Activity Centre and is located less than one kilometre north of the parcel. Similarly, the Southern Alberta Institute of Technology (SAIT) is

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located less than two kilometres to the Northeast. The Downtown core, Sunnyside's commercial district and the University of Calgary are all less than three kilometres away respectively.

As shown in *Figure 1*, the community of West Hillhurst has seen its population decrease only slightly from its peak 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

This application proposes to redesignate a single R-C2 designated parcel to R-CG District to allow for a larger array of low density residential uses. The current proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

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 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-Orientated Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each 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

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for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

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.

Environmental

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

Transportation

Pedestrian access to the subject site is available from 19th Street NW and 6th Ave NW. Vehicular access is restricted to the rear lane. The area is served by Calgary Transit bus service. Base service is provided along 19 Street NW as the Route 404 has a stop located across the street from the property; providing a direct connection to the North Hill shopping centre, SAIT and the LRT network via Lions Park Station. In terms of crosstown connections, Route 104 provides service from Sunnyside LRT Station to the University of Calgary and is less than 100 metres away to the south. On street parking adjacent to the subject site is restricted to local residents only.

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

Utilities and Servicing

Water, sanitary and storm sewer mains are all 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 the development permit stage.

Stakeholder Engagement, Research and Communication

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

Administration received an email from the West Hillhurst Community Association stating no objection for this application (Attachment 2).

Administration received three citizen responses noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

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- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties; and
- general concern about higher density residential and commercial developments within neighbourhood.

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.

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 in inner-city communities 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 sensitive to existing residential development in terms of height, scale and massing.

There is no local area policy plan existing in this area.

Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing R-C2 District. As a result, the site will better accommodate the housing needs of various 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.

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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.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policy directives of the *Municipal Development Plan*. The proposed R-CG District was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for an inner-city parcel but still be compatible with the built form and character of the existing community.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter
3. **Proposed Bylaw 124D2019**