

Proposed Rezoning from RM2 District to M3 District by Agreement – 727 and 803 Hart Road

APPLICATION SUMMARY

An application to rezone 727 and 803 Hart Road in the Blairmore Suburban Centre has been submitted by Camponi Housing Corporation. The site is currently zoned RM2 – Low/Medium Density Multiple-Unit Dwelling District. Camponi Housing Corporation is proposing to rezone this site to an M3 – General Institutional Service District, subject to an Agreement. This will permit the construction of a mixed-use development consisting of a dwelling group with 164 dwelling units, special needs housing, a day care, community space, offices and limited commercial and institutional uses.

RECOMMENDATION

That the Municipal Planning Commission consider the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009 pertaining to 727 and 803 Hart Road, as outlined in this report and provide their recommendation to City Council at the time of the Public Hearing.

BACKGROUND

The properties of 727 and 803 Hart Road are located in the Blairmore Suburban Centre and are currently zoned RM2 – Low/Medium Density Multiple-Unit Dwelling District. The purpose of the RM2 District is to provide for a variety of residential developments in a low to medium density form as well as related community uses (see Appendix 1). The purpose of the M3 District is to facilitate a wide range of institutional and community activities, as well as medium and high density residential uses, within suburban centres and other strategically located areas. The sites are currently vacant.

DISCUSSION

Development Proposal

The applicant is proposing to rezone 727 and 803 Hart Road to an M3 – General Institutional Services District subject to an Agreement to accommodate a mixed-use development. The proposed development, consisting of six three-storey buildings, will be developed in two phases (see Appendix 2 for proposed site plan and Appendix 3 for renderings). The buildings will include a total of 164 residential dwelling units with six of those dwelling units being used for special needs housing, a day care, community space, offices and limited commercial and institutional uses. The residential portion of the development will include a mix of one, two and four-bedroom units. The special needs housing will consist of six housing units (see Appendix 4 for proposed details).

A total of 209 parking spaces will be provided on site. There will be 88 parking spaces provided in Phase 1 (727 Hart Road) and 121 parking spaces will be provided in Phase 2 (803 Hart Road). This would provide 164 parking spaces for the residential units at a ratio of one parking space per dwelling unit with the remaining 45 parking spaces being available for the other uses on the site.

Proposed Rezoning from RM2 District to M3 District by Agreement – 727 and 803 Hart Road

The three-storey buildings are proposed to range in height from 10 to 11.8 metres in height. For comparison, the RM2 zoned properties to the east would have a maximum building height of 10 metres and the properties zoned R1B District to the south would have a maximum building height of 9 metres.

Enhanced landscaping is being proposed along the south property line of the development to add additional screening from the one-unit dwellings located in the R1B District to the south of the development.

Proposed Zoning by Agreement

A Zoning Agreement is a tool used to address a specific development proposal and may address the use of the land and building, form of development, site layout and general external design. It is proposed a Zoning Agreement be used to dictate the specific development proposal permitted to be constructed at this location. The proposed terms of the Zoning Agreement for this development will provide for:

- a) Use of land which permits a mixed-use development consisting of a dwelling group with 164 dwelling units, special needs housing, a day care, community space, offices and limited commercial and institutional uses;
- b) A maximum building height of 11.8 metres and up to a maximum of three storeys;
- c) Parking provisions; and
- d) Landscaping regulations which provide for an enhanced landscape strip along the south side of the property.

Proposed terms of the Zoning Agreement are detailed in Appendix 5.

Policy Review

The properties of 727 and 803 Hart Road are designated as Suburban Centre on Bylaw No. 8769, Official Community Plan Bylaw Land Use Map. The Official Community Plan identifies Suburban Centres as the primary mixed-use focal point for a Suburban Development Area, providing commercial, institutional and recreational lands and activities serving the basic needs of the Suburban Development Area population. Medium to high density residential development is encouraged within Suburban Centres. Suburban Centres shall be designed as comprehensively planned areas, promoting a compatible integration of land uses and development densities.

The proposed rezoning to an M3 District Subject to an Agreement would be consistent with the Suburban Centre land use designation.

It should be noted that the new Official Community Plan is still being reviewed by the Province and has not received Ministerial approval at the time of the writing of this report. This proposal would comply with the policies of the new Official Community Plan.

Proposed Rezoning from RM2 District to M3 District by Agreement – 727 and 803 Hart Road

Comments from other Divisions

As part of the Rezoning Application process, this application was circulated to civic departments, including the Transportation and Construction Department, to evaluate compliance with applicable policies and bylaws. The Transportation and Construction Department noted the registered walkway connecting Hart Road and Fortosky Crescent is designed to provide emergency access. The walkway is controlled by gates and not intended for general vehicular public use. This walkway will have to be maintained and secured as an emergency route. Camponi Housing Corporation will be required to ensure no parking occurs on the walkway and is maintained and kept clear at all times, including during construction.

No concerns were identified which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

A notice detailing the proposed rezoning was mailed to 286 property owners within a 150 metre radius of the two sites in July 2020. The notice included details on the rezoning process and the proposed development. The notice was also emailed to the Ward Councillor. An Engage Page has also been set up on the City's website which includes details of the proposal. A development sign will also be placed on the site and will contain details of the application.

To date, four emails and one phone call have been received expressing concerns related to the height of the proposed development, impact of increased traffic and concerns regarding perceived impact on property values. One email of support for the proposed development was also received.

Consultation on this project is ongoing and will include an online meeting arranged and hosted by Planning and Development Division. Camponi Housing Corporation has also included information on this project on their website (www.camponi.ca) and have set up a storefront location at the addresses of 120 – 220 Betts Avenue to provide information on the application to the general public. The storefront will be staffed and open from 12:30pm - 4:00pm Monday to Friday. Individual appointments will also be available to view the project details and ask questions outside of these hours.

Comments received during public consultation will inform the recommendation for this application from the Planning and Development Division. This recommendation will be brought to City Council at the time of the Public Hearing via a separate report.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Proposed Rezoning from RM2 District to M3 District by Agreement – 727 and 803 Hart Road

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Plan
2. Proposed Site Plan
3. Renderings
4. Proposed Details
5. Proposed Terms of Zoning Agreement
6. Community Engagement Summary

REPORT APPROVAL

Written by: Catherine Kambeitz, Senior Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC/Proposed Rezoning from RM2 District to M3 District by Agreement – 727 and 803 Hart Road/pg