

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

APPLICATION SUMMARY

An application to amend the Blairmore Suburban Centre Concept Plan and rezone 727 and 803 Hart Road has been submitted by Camponi Housing Corporation. The current land use designation for the site is identified as 'Low to Medium Density' on the Concept Plan and is proposed to be amended to 'Institutional'. The sites are currently zoned RM2 – Low/Medium Density Multiple-Unit Dwelling District and are proposed to be rezoned to M3 – General Institutional District Subject to an Agreement.

The proposed amendments would provide for the construction of a mixed-use development consisting of a dwelling group with 158 dwelling units, six dwelling units for special needs housing, a day care, community space, offices and limited commercial and institutional uses.

RECOMMENDATION

At the time of the Public Hearing, City Council consider Administration's recommendation that:

1. The proposed amendment to the Blairmore Suburban Centre Concept Plan, as outlined in this report, be approved; and
2. The proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009 to provide for a Zoning Agreement on 727 and 803 Hart Road, as outlined in this report, be approved.

BACKGROUND

The Blairmore Suburban Centre Concept Plan currently identifies 727 and 803 Hart Road as low-medium density multi-family development.

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. 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 amend the Blairmore Suburban Centre Concept Plan and rezone 727 and 803 Hart Road to an M3 – General Institutional Services District subject to an Agreement to accommodate a mixed-use development (See Appendices 1 and 2). The proposed development, consisting of six three-storey buildings, will be developed in

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two phases (see Appendix 3 for Proposed Site Plan and Appendix 4 for Renderings). The buildings will include a total of 158 residential dwelling units, six dwelling units 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 (see Appendix 5 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 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.

The three-storey buildings are proposed to be 11.8 metres in height. 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. A Zoning Agreement is proposed to be used to dictate the specific development 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 158 dwelling units, 6 dwelling units for 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.

The Proposed Terms of the Zoning Agreement are detailed in Appendix 6.

Policy Review

The properties of 727 and 803 Hart Road are designated as Urban Centre on Bylaw No. 9700, Official Community Plan Bylaw Land Use Map. The Official Community Plan states that land designated as “Urban Centre” has the potential for a mix of medium density residential, institutional and community uses which compliment related Urban Centre Commercial sites. Urban Centres support all modes of transportation by incorporating transit-orientated development principles into comprehensively planned sites. These sites are typically served by collector or arterial streets and high frequency transit.

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The proposed Blairmore Suburban Centre Concept Plan Amendment and rezoning to an M3 District Subject to an Agreement, are consistent with the Urban Centre land use designation.

Comments from other Divisions

As part of the Concept Plan Amendment and 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 that it 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.

A Neighbourhood Traffic Review for the Blairmore Suburban Centre was also completed earlier this year and identified current traffic issues in the area. This review is currently in the implementation phase.

Municipal Planning Commission

The Municipal Planning Commission, at its meeting held on August 25, 2020, considered a report from Administration on the technicalities of the proposed rezoning for 727 and 803 Hart Road.

At this meeting, the Municipal Planning Committee resolved 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. No concerns were expressed by the Municipal Planning Commission.

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 was placed on the site containing details of the application.

To date, 29 comments have been received expressing concerns related to the proposal. One email of support for the proposed development was also received.

An online meeting hosted by Planning and Development Division took place on September 10, 2020. The meeting was advertised on the City's Engage Page and a

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notice was sent out to 286 property owners within a 150 metre radius of the two sites. Approximately 16 individuals took part in the online meeting. Details of the engagement process are included in Appendix 7.

The most common areas of concerns brought forward relevant to the Neighbourhood Concept Plan Amendment and rezoning relate to building height of the proposed development, impact of increased traffic, density and perceived increase in crime. The concerns expressed and responses are summarized below:

Concern	Response
Building Height – Buildings are too high leading to privacy issues	<p>The Zoning by Agreement is proposing the building height be restricted to 11.8 metres.</p> <p>For comparison purposes, 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.</p> <p>Enhanced landscaping is proposed along the south property line to provide additional screening between the development and the low density residential properties to the south.</p>
Increased Traffic	<p>An external consulting company completed a Traffic Review for the proposal. In their findings, the development estimated to generate a total of 68 two-way auto trips in the weekday AM peak hour, and 84 two way auto trips in the weekday PM peak hour. Given the trip generation associated with the proposed site, it was concluded by the consulting company the site traffic impacts would be minimal.</p> <p>The Traffic Review was reviewed and accepted by the Transportation and Construction Division. No concerns were noted.</p>
Density	<p>The density proposed would be consistent with the type of development which would be seen in an Urban Centre.</p>
Parking – There is parking congestion in the area. The proposal does not meet sufficient parking needs for the site.	<p>We recognize there is parking congestion in the area. There will be 164 parking spaces provided 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.</p> <p>Information submitted by Camponi Housing Corporation that outlines parking needs for their housing model typically falls below the one space per dwelling unit.</p>

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Concern	Response
Crime – increased density will result in increased crime	A causal relationship between increased density and increased crime has not been established. A number of social and environmental factors contribute to the incidence of crime, not the density of an area alone.

Camponi Housing Corporation has also included information on this project through their website (www.camponi.ca) and set up a storefront location at the address of 120 - 220 Betts Avenue to provide information on the application to the general public.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy. A notice was placed in The StarPhoenix on September 12, 2020 (two weeks prior to the public hearing).

APPENDICES

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

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