

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0584

**Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at 3604
Parkhill Street SW, LOC2019-0035**

EXECUTIVE SUMMARY

This application was submitted by Kyle Letby on 2019 March 07 on behalf of himself and Christine Letby (the landowners). The land use amendment proposes the redesignation of a 0.067 hectares \pm (0.166 acres \pm) parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District in the southwest community of Parkhill. This proposal is intended to allow for:

- a comprehensive redevelopment of the subject parcel as a live-work and residential building;
- a maximum height of 16 metres (an increase from the current maximum height of 10 metres);
- a maximum floor area of 1,680 square metres \pm ; and
- the uses listed in the M-C2 District.

An amendment to the *Parkhill / Stanley Park Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*. No development permit has been submitted with this application.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Parkhill / Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3604 Parkhill Street SW (Plan 1742S, Block C, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2019 JUNE 20:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendments to the Parkhill / Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 59P2019**.
3. Adopt, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3604 Parkhill Street SW (Plan 1742S, Block C, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the **Proposed Bylaw 162D2019**.

Excerpt from the Minutes of the 2019 June 20 Regular Meeting of the Calgary Planning Commission:

" A letter from the Parkhill / Stanley Park Community Association was distributed with respect to Report CPC2019-0584.

That with respect to Report CPC2019-0584, the following be approved:

... And further, that the letter distributed with respect to Report CPC2019-0584 be forwarded to Council.

MOTION CARRIED"

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Kyle Letby on 2019 March 07 on behalf of himself and Christine Letby (the landowners). This application proposes to change the land use designation of the site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for residential and small-scale live-work development.

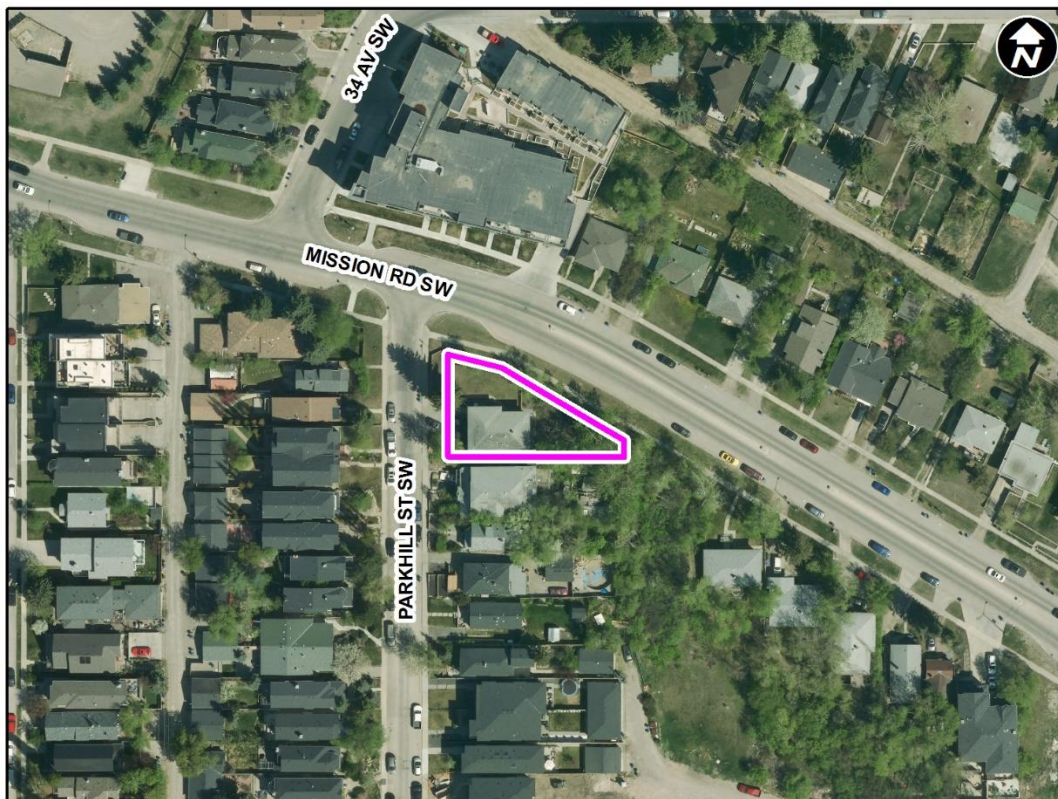
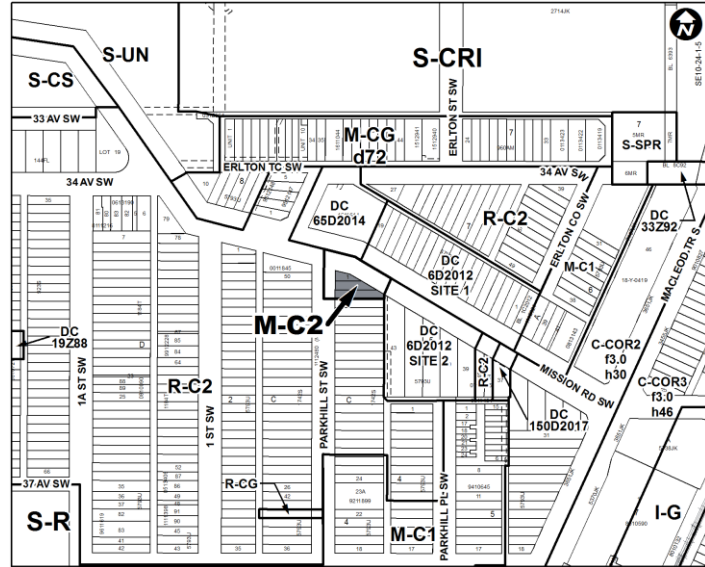
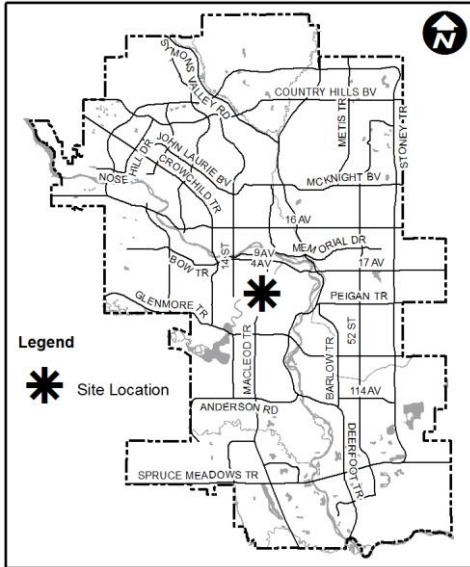
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Location Maps



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Site Context

The parcel is located in the community of Parkhill within southwest Calgary. The site is currently developed with a single detached dwelling. The mixed-use development known as Mission 34 is across Mission Road SW to the north of the subject site. The development is of a form and scale that is similar to the Multi-Residential – Contextual Medium Profile (M-C2) District proposed in this application. To the west, south and east of the subject site are low density residential lands that have been developed with single detached and semi-detached dwellings. Further to the east of the site is Macleod Trail SE, which has a variety of commercial development.

As identified in *Figure 1*, below, the adjacent community of Parkhill has experienced a population decline from its peak in 1968.

Figure 1: Community Peak Population

Parkhill	
Peak Population Year	1968
Peak Population	1,739
2018 Current Population	1,693
Difference in Population (Number)	-46
Difference in Population (Percent)	-3%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents an increase in density and allows for a building type that has the ability to be compatible with the established building form of the existing neighbourhood and complementary to development across the street.

Planning Considerations

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

Land Use

This application proposes to change the land use designation of the site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for residential and small-scale live-work development. The existing R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings.

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The proposed land use district is the M-C2 District, which provides for multi-residential development in a variety of forms at medium height and medium density. The district does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5. The proposed district would allow for approximately 1,675 square metres of floor area to be developed under the 16 metre height limit. It may be applied in close proximity to, or adjacent to, low density residential development and is intended for locations at community nodes or transit and transportation corridors and nodes. The subject site meets the location criteria of the M-C2 District.

Development and Site Design

The purpose of this application to allow for additional residential density and live-work units. When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines.

Environmental

No environmental issues have been identified at this time.

Transportation

Pedestrian and vehicular access to the site is currently available from Mission Road SW and Parkhill Street SW. There is no rear lane. The site is located within a 600 metre radius of the 39 Avenue Red Line LRT Station and is therefore within the Transit Oriented Development area. The site is served by Calgary Transit Route 449 Eau Claire / Parkhill with a bus stop approximately 100 metres west of the site on Mission Road SW. On-street parking is permitted on Mission Road SW, however on-street parking is prohibited along the frontage of the site on Parkhill Street SW.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

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 land owners and the application was advertised online.

The Parkhill Stanley Park Community Association did not respond to the circulation. One letter of objection and one of support from adjacent landowners or the general public were received, and only a small number of enquiries were responded to by Administration.

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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 and policy 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 site is located within the borders of the Macleod Trail Urban Main Street as shown on Map 1: Urban Structure of the *Municipal Development Plan* (MDP) and as defined through policy (two blocks on either side of a Main Street). Urban Main Streets are intended to have a mix of uses and achieve a minimum density of 200 people and jobs per hectare (overall). This application is supported by MDP policy.

Parkhill / Stanley Park Area Redevelopment Plan (Statutory – Revised 2017)

The site is located within the Low Density Residential Conservation and Infill policy category of the *Parkhill / Stanley Park Area Redevelopment Plan* (originally adopted in 1994, revised in 2008 and 2017). This category does not support the proposed redesignation and an amendment to the Area Redevelopment Plan is being proposed along with the redesignation.

The proposed amendment will change the classification of this site from Low Density Residential Conservation and Infill, to Low/Medium Density Multi-family. The MDP is used to evaluate applications to amend local area plans such as the ARP. The MDP envisions more urban development for the area than the ARP does and so the policy amendment to bring the ARP into greater alignment with the MDP is supported.

Social, Environmental, Economic (External)

The proposed land use district provides for residential and live-work opportunities that may accommodate the needs of different demographic categories.

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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 therefore 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 proposed policy amendment and land use redesignation are consistent with the applicable policies of the *Municipal Development Plan*. The land use is compatible with adjacent development and complementary to newer development across the street to the north.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 59P2019.**
3. **Proposed Bylaw 162D2019**
4. **Letter from Parkhill / Stanley Park Development Committee**