

Planning & Development Report to  
Calgary Planning Commission  
2019 September 05

ISC: UNRESTRICTED  
CPC2019-1069

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 534,  
540 and 542 - 23 Avenue NW, LOC2019-0022**

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**EXECUTIVE SUMMARY**

This application was submitted by Rick Grol on 2019 February 14 on behalf of landowners Silverado Inc, and 2075164 Alberta Inc (Anwar Deen). The application proposes to change the designation of the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- multi-residential buildings (e.g. apartment buildings, townhouses);
- a maximum building height of 16 metres (an increase from the current maximum of 10 metres);
- a maximum building area of 3,500 square metres (based on a floor area ratio of 2.5); and
- the uses listed in the M-C2 District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application 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 amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 534, 540, and 542 – 23 Avenue NW (Plan 2934O, Block 40, Lots 16 to 20) 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.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**BACKGROUND**

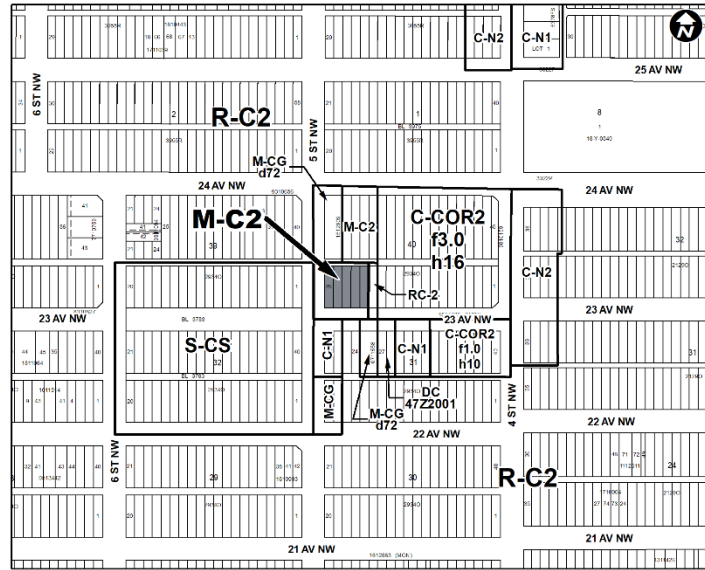
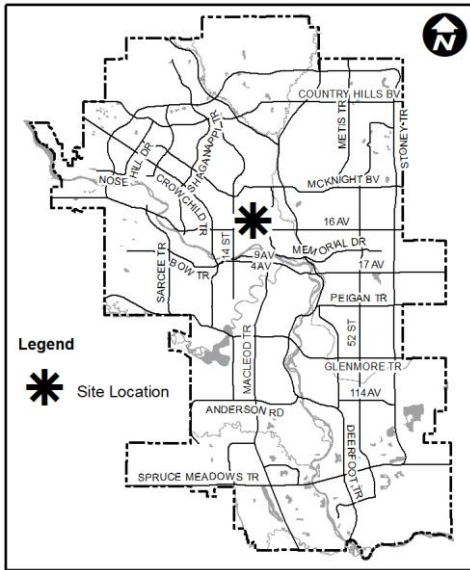
This application was submitted by Rick Grol on behalf of landowners Silverado Inc, and 2075164 Alberta Inc (Anwar Deen) on 2019 February 14. No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 1), the applicant intends to develop a multi-residential building on the subject lands.

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Location Maps



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**Site Context**

The subject site is located at the corner of 23 Avenue NW and 5 Street NW, in the community of Mount Pleasant and is comprised of three parcels. Each parcel is currently developed with a single detached dwelling with vehicular access from the rear lane. The site is approximately 0.14 hectares in size, and is 36 metres wide by 37 metres long.

The subject site is adjacent to multi-residential dwellings to the north, single detached dwellings to the south and commercial development to the west. The Mount Pleasant Community Association and Sportsplex is located immediately west across 5 Street NW.

As identified in *Figure 1*, the community of Mount Pleasant reached its peak population in 2018.

*Figure 1: Community Peak Population*

<b>Mount Pleasant</b>	
Peak Population Year	2018
Peak Population	6,001
2018 Current Population	6,001
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Subject to the minor amendment to the ARP proposed in this report, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section 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 low density residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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The proposed land use district is the Multi-Residential – Contextual Medium Profile (M-C2) District. This 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 3,500 square metres of floor area to be developed under the 16 metre height limit. The site is considered appropriate for greater density considering its proximity is one block west of 4 Street NW, which is an identified Neighbourhood Main Street, the adjacent commercial development, as well as the 16 Avenue Corridor, an identified Urban Main Street.

***Development and Site Design***

The rules of the proposed M-C2 District will provide basic guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 5 Street NW and 23 Avenue NW frontages;
- provision of amenity space for individual units;
- building placement, height, appropriate stepbacks and transitioning of massing; and
- site-appropriate vehicular access, parking and garbage pickup.

***Environmental***

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

***Transportation***

Pedestrian access to the site is available from 5 Street NW and 23 Avenue NW as well as the rear lane. Vehicular access is from the rear lane. The area is served by Calgary Transit bus service with stops located within 150 metres of the site on 24 Avenue NW. The site is located approximately 700 metres from the MAX Orange BRT on 16 Avenue NW. On-street parking is restricted along 23 Avenue NW.

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

***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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

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### **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 landowners and the application was advertised online.

Administration received a letter of opposition from the Mount Pleasant Community Association (Attachment 3) and nine public responses in opposition to the application. The concerns focussed on the following areas:

- the potential 5-storey building is too high for the area and will create issues around shadowing;
- the proposed district will not fit with the character of the existing community;
- safety issues related to increase in vehicular traffic; and
- potential parking issues.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate and in alignment with the *Municipal Development Plan*.

The M-C2 District is intended to be located adjacent to low density districts and helps to accommodate modest density increases within neighbourhoods, while being sensitive to the adjacent homes. It also helps to provide a variety of housing options for residents. The design compatibility will be reviewed at the development permit stage as well as parking requirements for the chosen building form. This will help manage concerns related to height, massing, privacy, shadowing, and other built form considerations. An initial review of technical concerns, such as traffic, utilities, and services was completed with no issues discovered. Further review will be required at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. 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 (2019)**

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 site 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 of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-C2 District provide for a development form that may be sensitive to existing residential development in terms of built form, height and density.

***North Hill Area Redevelopment Plan (Statutory – 2000)***

The *North Hill Area Redevelopment Plan* (ARP) identifies the site as being located in the Low Density Multi Dwelling or Local Commercial typology. This plan indicates this area is appropriate for low density housing such as single detached, semi-detached and duplex housing, as well as commercial development meant to serve the immediate community.

Administration reviewed the ARP with consideration given to its location near 4 Street NW, an identified Neighbourhood Main Street in the MDP which would encourage much higher intensities along this corridor. Administration supports the proposal in that it provides a transition in the densities seen along 4 Street NW to lower densities further west into the community. As such, an ARP amendment would amend Map 2 to show Medium Density Multi Dwelling typology on the subject site, which is intended to accommodate townhouse or apartment developments (Attachment 3).

The North Hill ARP is currently under review by Administration. A full update to the local area plan is anticipated by Q1 2020.

**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.

An Environmental Site Assessment was not required for this application.

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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 proposal conforms to the intent and objectives of the *North Hill Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The Multi-Residential – Contextual Medium Profile (M-C2) District is designed to be located adjacent to low density residential. The proposal represents a modest increase in density for these inner city parcels and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of local amenities, is adjacent to commercial development and has direct lane access.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Community Association Letter