

Planning & Development Report to  
Calgary Planning Commission  
2019 October 03

ISC: UNRESTRICTED  
CPC2019-1152

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 – 20 Avenue NW, LOC2019-0050**

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**EXECUTIVE SUMMARY**

This application was submitted by O2 Planning and Design on 2019 April 12 on behalf of landowners Frank McGrath, Kenneth Nevard, and 205180 Alberta Inc (Roger Dougall). 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 of building area of 4,750 square metres (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) are 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 0.19 hectares ± (0.48 acres ±) located at 721, 725, and 729 – 20 Avenue NW (Plan 2934O, Block 18, Lots 25 to 31) 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**

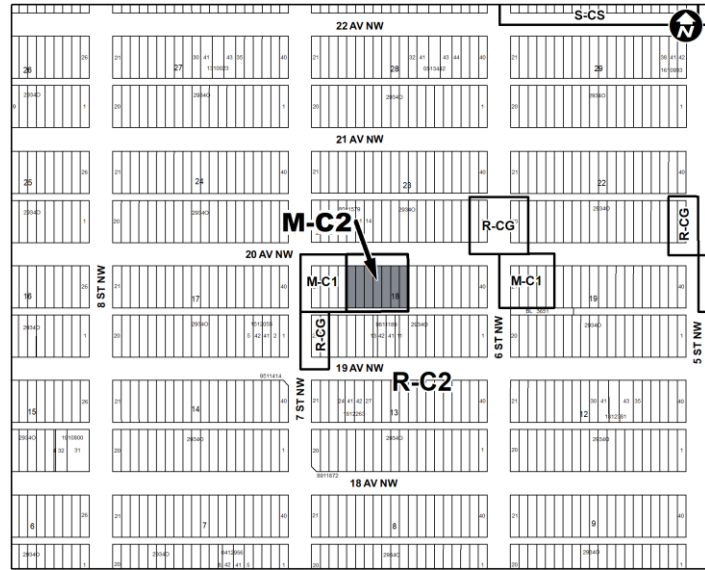
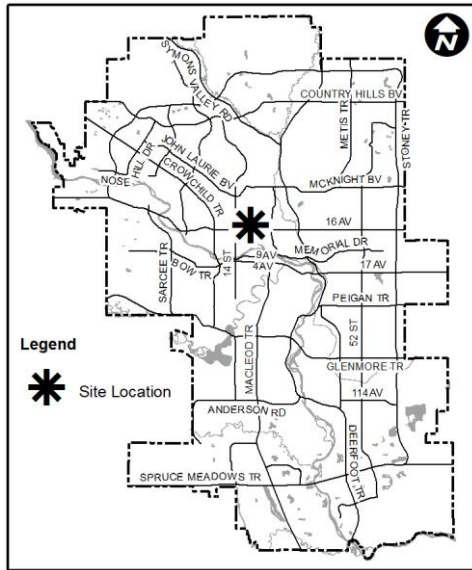
This application was submitted by O2 Planning and Design on behalf of landowners Frank McGrath, Kenneth Nevard, and 205180 Alberta Inc (Roger Dougall) on 2019 April 12. No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 1), the 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 in the community of Mount Pleasant in the northwest quadrant of the City and is comprised of three parcels. Each parcel is currently developed with a single detached dwelling with vehicular access from the rear lane. Located along 20 Avenue NW the site is easily accessible by foot, bicycle, transit or vehicle.

The subject site is immediately adjacent to the Scandinavian Cultural Central, which is designated Multi-Residential – Contextual Low Profile (M-C1) District, while the lands to the north, south and east are generally low density residential. There are other examples of multi-residential parcels in the area, particularly along 20 Avenue NW, both conforming and non-conforming, however the area is predominantly low density residential.

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.

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### ***Land Use***

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a 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.

The proposed land use district is the Multi-Residential – Contextual Medium Profile (M-C2) District. It 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 low density homes. It also helps to provide a variety of housing options for residents. The location of the site, between an M-C1 District parcel and other R-C2 District parcels meets the intention of the 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 (FAR) of 2.5. The proposed district would allow for approximately 4,900 square metres of floor area to be developed under the 16 metre height limit (approximately four storeys).

### ***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. Following community feedback the applicant has agreed to limit the building to a total of 4 storeys. Given the specific context of this 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 20 Avenue NW frontage;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height, 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 and vehicular access to the site is available from 20 Avenue NW as well as the rear lane. The area is served by Calgary Transit bus service with stops located within 100 metres of the site on 20 Avenue NW. The site is located approximately 600 metres from the MAX Orange BRT line along 16 Avenue NW. On-street parking is non-restricted on 20 Avenue NW.

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

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### ***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.

### **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.

The applicant has engaged the public through several initiatives during the process. On 2019 May 30, the applicant hosted a meeting for landowners immediately adjacent to the subject site. It was attended by approximately 30 people and allowed attendees to voice their concerns around development type, traffic, parking and privacy. On 2019 June 04, the applicant held an additional information session to discuss the proposed redesignation with the broader community. The session was attended by approximately 60 people, including residents who both objected to and residents who supported the application.

Administration received a letter of concern from the Mount Pleasant Community Association (Attachment 3) and twenty two public responses in opposition to the application. Additionally, one letter of support was received. The opposition concerns focussed on the following areas:

- the potential 16 metre building is too high for the area and will create issues around shadowing and privacy;
- the proposed district will not fit with the character of the existing community;
- safety issues related to increase in vehicular traffic; and
- parking issues.

Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period, along with what was heard at the applicant-led engagement and has determined the proposed M-C2 District to be appropriate. Certain concerns received focused on the initial concept proposed by the applicant and development permit related matters. Issues surrounding the built form outcomes that the proposed M-C2 land use enables, including but not limited to the interface with adjacent properties, building height and massing, landscaping and parking requirements, can be adequately reviewed and assessed 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.

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### **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 (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)***

Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo shows that the parcel is located within the Low Density Residential category of the *North Hill Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. However, the ARP encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of the communities. The contextual nature of the proposed land use amendment will allow for multi-residential development that has the ability to be compatible with the character of the existing neighbourhood.

To accommodate the proposed M-C2 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Medium Density Multi Dwelling (Attachment 3). The ARP states that this typography is intended to allow for townhouse or apartment developments with a maximum height of four storeys.

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The *North Hill ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

### ***Location Criteria for Multi Residential Infill (Non-Statutory – 2014)***

The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- the subject site is situated within 100 metres of transit stops along 20 Avenue NW;
- the subject site is situated within 600 metres primary transit stops along 16 Avenue NW;
- the subject site is situated on a collector road – 20 Avenue NE;
- the site is adjacent to the Scandinavian Cultural Centre (M-C1);
- the site is in proximity to 4 Street NW a designated Neighbourhood Main Street; and
- the subject site gains vehicular access by means of a rear lane.

While these criteria are not meant to be used as a checklist, they do provide a framework in which to evaluate a parcel's appropriateness for intensification. These criteria together indicate that the subject site may be an appropriate location for sensitive residential intensification.

### **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.

### **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.



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**REASON(S) FOR RECOMMENDATION(S):**

The proposal conforms to the intent and objectives of the *North Hill Area Redevelopment Plan*, as amended, and is aligned with the 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 adjacent to a non-residential use, is located within walking distance of several transit stops, 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