

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1215

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

EXECUTIVE SUMMARY

This land use redesignation application was submitted by QuantumPlace Developments on behalf of the landowners, Mylonas Enterprises Ltd, on 2019 June 05. This application proposes to change the designation of seven parcels from the Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Corridor 1 (C-COR1f4.0h22) District to the Mixed Use - General (MU-1f3.5h29) District to allow for:

- mixed-use buildings (e.g. apartment buildings that may have commercial storefronts);
- a maximum building height of 29 metres;
- a maximum building area of 10,710 square metres, based on a Floor Area Ratio (FAR) of 3.5; and
- the uses listed in the MU-1 District.

An amendment to the *16 Avenue North Urban Corridor Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal conforms with 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 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.31 hectares ± (0.76 acres ±) located at 1011, 1013, 1015, 1019, 1021, 1025, and 1029 – 17 Avenue NW (Plan 3150P, Block 1, Lots 16 to 29) from Multi-Residential – Contextual Medium Profile (M-C1) District and Commercial – Corridor 1 f4.0h22 (C-COR1f4.0h22) District **to** Mixed Use - General (MU-1f3.5h29) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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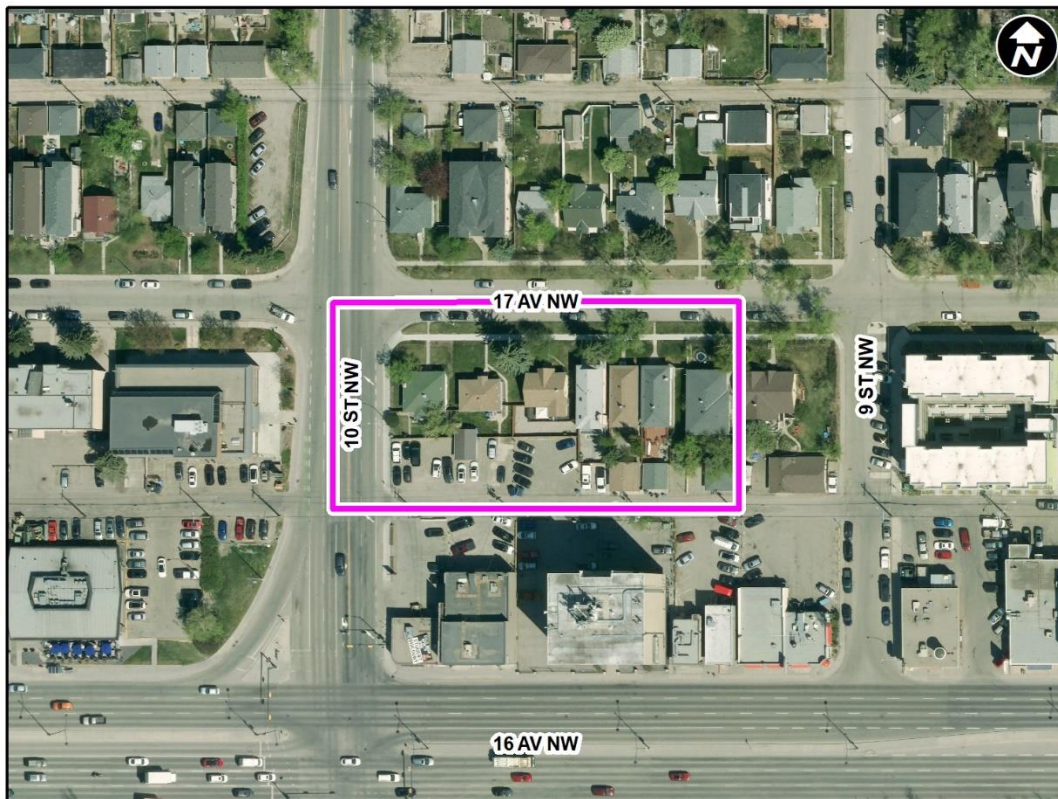
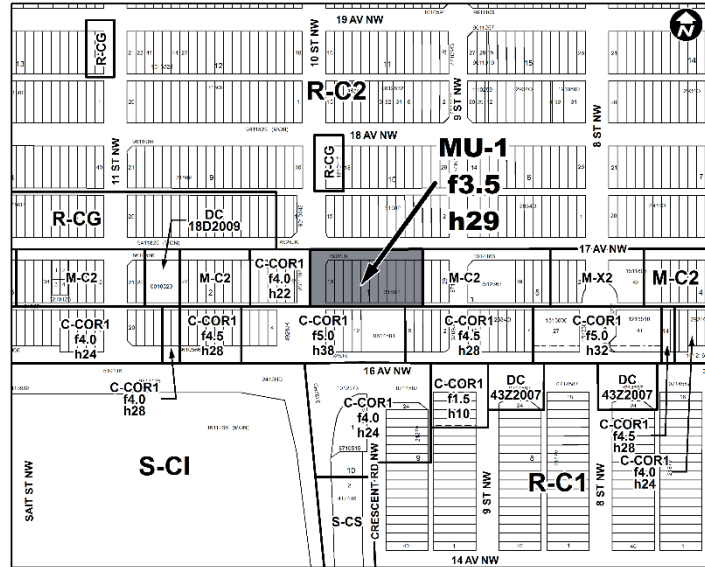
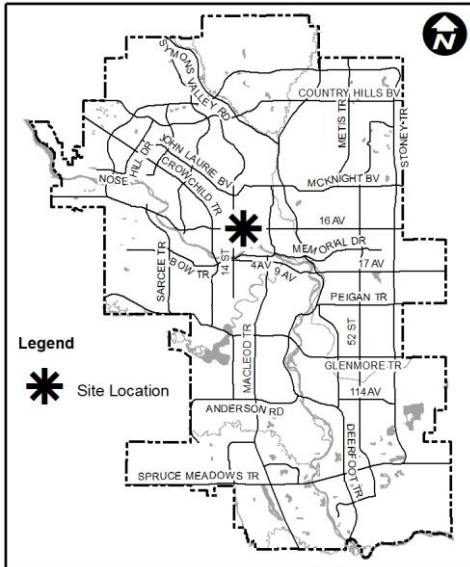
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BACKGROUND

This land use redesignation application was submitted by QuantumPlace Developments on behalf of the landowners, Mylonas Enterprises Ltd, on 2019 June 05. No development permit has been submitted at this time. As indicated in the applicant submission, the applicant intends to pursue a mixed-use development on this site (Attachment 1).

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Location Maps



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Site Context

The subject site is located in the community of Mount Pleasant on the south side of 17 Avenue NW, between 9 Street NW and 10 Street NW. The site is comprised of seven parcels totaling 0.31 hectares in size with approximate dimensions of 84 metres by 37 metres. A rear lane exists along the south end of the site. The properties are currently developed with one and two-storey single detached dwellings with some accessory residential buildings.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with commercial uses located to the west across 10 Street NW and to the south across the lane. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District to the north and Commercial – Corridor 1 (C-COR1) District along 16 Avenue N. The parcel to the east of the site is designated the Multi-Residential – Contextual Medium Profile (M-C2) District.

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

Figure 1: Community Peak Population

Mount Pleasant	
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

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood. Subject to a minor amendment to the ARP, 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 and analysis conducted by Administration.

Land Use

The western portion of the site is currently designated Commercial – Corridor 1 f4.0h22 (C-COR1f4.0h22) District. C-COR1 is a commercial designation that allows dwelling units to be located above commercial uses, with a minimum of 20 percent of the gross floor area containing

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commercial uses. The designation for this portion of the site includes a maximum floor area ratio (FAR) of 4.0 and a maximum building height of 22 metres.

The eastern portion of the site is currently designated Multi-Residential – Contextual Medium Profile (M-C1) District. M-C1 is a multi-residential designation in developed areas that is intended for multi-residential development in a variety of forms, with a maximum density of 148 units per hectare and a maximum building height of 14 metres.

The proposed Mixed Use – General (MU-1f3.5h29) District covers the entire site to accommodate a mixed-use building where both residential and commercial uses may be supported at grade facing the street. The proposed district includes a maximum FAR of 3.5 and a maximum building height of 29 metres, allowing for more variety in building form. Consolidating the entire site into a single district provides greater flexibility in terms of the location of uses and the height transition to neighbouring parcels.

Development and Site Design

The rules of the proposed MU-1 District will provide guidance for future site development including appropriate uses, building massing and height, 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 10 Street NW frontage;
- ensuring a contextually sensitive transition to the surrounding low density residential development;
- placement of commercial uses; and
- mitigation of overlooking and shadowing concerns.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 10 Street NW and 17 Avenue NW. Vehicular access is provided from the rear lane. On-street permit parking is available on 17 Avenue NW.

The site is serviced by Calgary Transit with two local standard transit bus stops located within 100 metres (one-minute walking distance) west of the site along 10 Street NW. There is also the SAIT BRT Station 400 metres (four-minute walking distance) west of the site along 16 Avenue NW. The SAIT LRT Station is located 950 metres away (a twelve-minute walking distance).

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

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Utilities and Servicing

Water and sanitary mains are available and can accommodate 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 as part of a development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Mount Pleasant Community Association responded to the circulation with an email stating that they do not have any concerns with the proposed amendment (Attachment 2).

Administration received five citizen responses noting concerns related to the potential height and shadowing impacts of future development. Design measures to limit potential massing and shadowing concerns are required by the *16 Avenue North Urban Corridor Area Redevelopment Plan* and will be addressed as part of the development permit review process. Citizens were also concerned about impacts to traffic and parking, and the lack of cycle tracks in the area to support added density.

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 policy amendment and 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 parcel 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 and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Redevelopment should

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support the revitalization of local communities by adding population and a mix of commercial and service uses.

The subject site is located within one block of 16 Avenue NW which is identified as an Urban Main Street and is also part of the Primary Transit Network. It is within close proximity to the Southern Alberta Institute of Technology which is identified by the MDP as a Community Activity Centre.

The MDP notes that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Main Streets), and encourages the expansion of local commercial development in close proximity to residents at high density locations. The proposal is in keeping with relevant MDP policies.

16 Avenue North Urban Corridor Area Redevelopment Plan (Statutory – 2017)

The subject site is indicated as both the Commercial Mixed Medium – Low Density and Multi-residential Medium Density Low Minimum areas on Map 1 of the *16 Avenue North Urban Corridor Area Redevelopment Plan (ARP)*. The Commercial Mixed Medium – Low Density category has a maximum FAR of 4.0 for mixed use developments and the Multi-residential Medium Density Low Minimum category has a maximum density of 210 units per hectare.

A minor amendment to the *16 Avenue Urban Corridor ARP* (Attachment 3) is required to support the land use redesignation application. Map 1 of the ARP, which shows Land Uses, will be amended to extend the Commercial Mixed Medium – Low Density designation across the entire site.

Map 2 of the ARP, which illustrates the maximum building heights, will be amended to increase the maximum building height of the subject site from 22 meters on the west and 16 metres on the east to a maximum building height of 28 metres on the west and 22 metres on the east. This ensures an appropriate step down in height in relation to the parcel at the end of the block, which has a maximum building height of 16 metres.

These amendments support the vision and guiding principles of the ARP, which identifies this area as a node supporting higher intensity development, intended to evolve into an area of concentrated activity and act as an anchor to attract people.

The *16 Avenue Urban Corridor 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.

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Social, Environmental, Economic (External)

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 amendments do not trigger capital infrastructure investment and 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 is in keeping with applicable policies of the *16 Avenue North Urban Corridor Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed MU-1 District represents an appropriate height and intensity of use for an inner-city parcel of land near a Main Street and the Southern Alberta Institute of Technology Community Activity Centre.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Response
3. Proposed Amendment to the 16 Avenue North Urban Corridor ARP