

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1239

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 739 - 21 Avenue NW, LOC2019-0090

EXECUTIVE SUMMARY

This land use and policy amendment application was submitted by Horizon Land Surveys on behalf of the land owners, Glen and Sandra Ambrogiano, on 2019 June 07. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

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

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That 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 3);
2. Give three readings to the proposed Bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 739 - 21 Avenue NW (Plan 2934O, Block 23, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

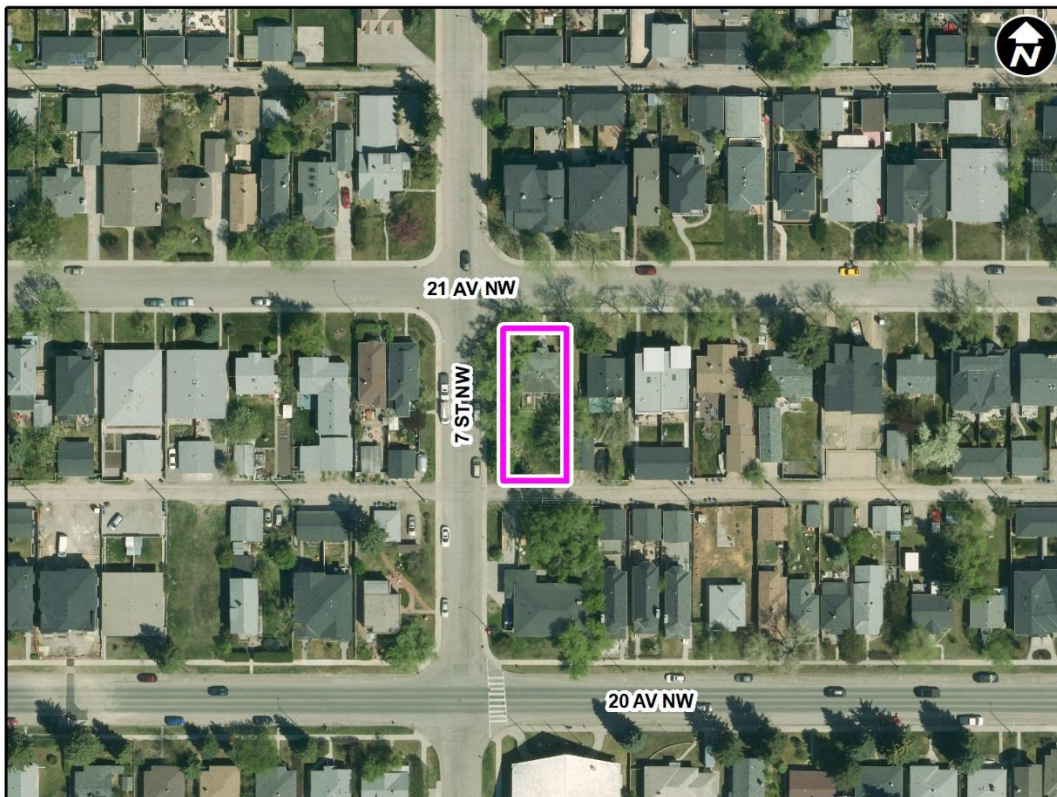
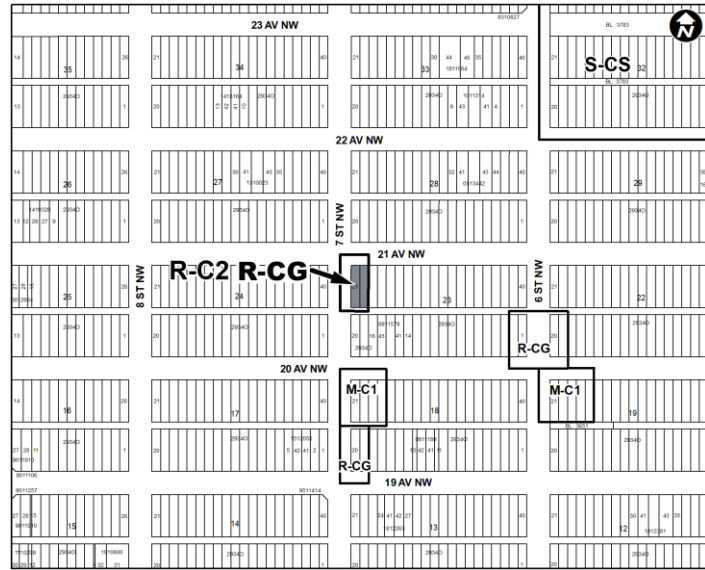
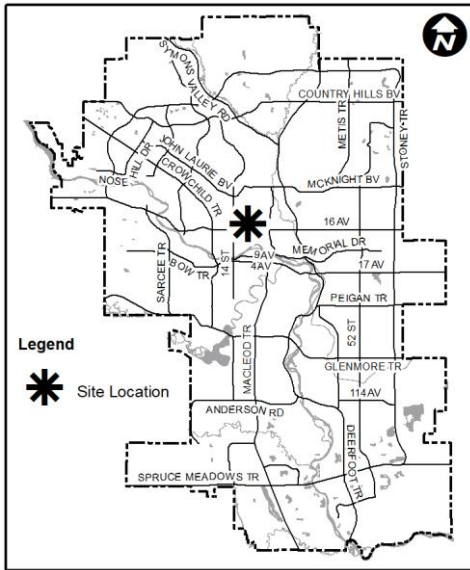
This land use and policy amendment application was submitted by Horizon Land Surveys on behalf of the land owners, Glen and Sandra Ambrogiano, on 2019 June 07. No development permit has been submitted at this time. As indicated in the Applicant Submission, the applicant intends to pursue a rowhouse with up to four units on the site in the future (Attachment 1).

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Location



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Site Context

The subject site is located in the community of Mount Pleasant at the southeast corner of 7 Street NW and 21 Avenue NW. The site is approximately 0.06 hectares in size, and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has no garage and no parking pad to accommodate parking on the site, although there is rear lane access.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. There are three corner sites within two blocks of the subject site that have been redesignated as the R-CG District, all of which have rear lane access. There are also two lots designated as the Multi-Residential – Contextual Low Profile (M-C1) District on 20 Avenue NW at 7 Street NW and 6 Street NW. The Mount Pleasant Community Centre, pool, and sportsplex are located two blocks to the northeast and the Scandinavian Centre is one block south on 20 Avenue NW.

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 Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner-city area and allows for a range of building forms that respect the scale and character of the existing neighbourhood.

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 applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, 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 both the 21 Avenue NW and 7 Street NW frontages;
- improving pedestrian connections along 7 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Environmental

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

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 7 Street NW and 21 Avenue NW. Street parking is available on both 7 Street NW and 21 Avenue NW. Future direct vehicular access is to be directed to the lane only.

The site is serviced by Calgary Transit with bus stops located approximately 50 metres away on 7 Street NW (northbound) and 250 metres away on 20 Avenue NW (eastbound). The nearest primary transit stop (MAX Orange) is on 16 Avenue NW, approximately 950 metres away.

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Utilities and Servicing

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

Administration received nine letters of opposition and one letter of support from the public. The letters of opposition focused on the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- effect on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots;
- remove views to downtown;
- rowhouses do not fit the character of the community; and
- public infrastructure and amenities such as schools, roads, parks etc may not be able to accommodate an increase in users.

The Mount Pleasant Community Association was circulated as part of this application, and provided a letter of opposition (Attachment 2) on 2019 July 10. They had the following objections:

- does not align with the *Municipal Development Plan* as the application does not fit the scale and character of the neighbourhood, and does not fit location criteria for multi-residential developments;
- the *North Hill Area Redevelopment Plan* discourages redesignating low density residential lots to higher density residential;
- timing of the application as the *North Hill Area Redevelopment Plan* may be replaced or updated with the North Hill Local Growth Planning initiative; and
- engagement with the community should be completed.

As part of the review of the proposed land use amendment application, the applicant was encouraged to undergo additional engagement with the public and Community Association. In response, the applicant attended a Community Association meeting and visited approximately 85 homes in a 100 metre radius to discuss the application in person with residents. Approximately 115 flyers were also delivered to neighbours as well.

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Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The R-CG District is a low-density district intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides modest density increases within neighbourhoods, while being sensitive to adjacent homes. The design compatibility will be reviewed at the development permit stage and a review of technical concerns, such as traffic, utilities, and services were completed, with no issues discovered.

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 recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

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 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. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

North Hill Area Redevelopment Plan (Statutory - 2000)

Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo indicates 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

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housing styles. The ARP also encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification that contributes to the renewal and vitality of communities.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential or Low Density Multi Dwelling (Attachment 3). This category is intended to provide for a range of housing options including low profile multi-unit development. The preferred building form under this category should have a maximum height of three storeys, direct access to grade, and a density in the range of 75 units per hectare, which is in alignment with the R-CG District.

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.

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. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

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 is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended. The proposed R-CG District was designed as a low-density district and to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

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ATTACHMENT(S)

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