

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
Corrected CPC2019-1145

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301 – 7 Avenue NE, LOC2019-0025

EXECUTIVE SUMMARY

This application was submitted by Permit Masters on 2019 February 21 on behalf of the landowner Oakley Henry Morgan. The application proposes to change the designation of the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, 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 *Crescent Heights 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*.

A development permit application has been submitted and is currently under review.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 301 – 7 Avenue NE (Plan 1332N, Block 10, Lots 33 and 34) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 OCTOBER 03:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 70P2019**.
3. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 301 – 7 Avenue NE (Plan 1332N, Block 10, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 212D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

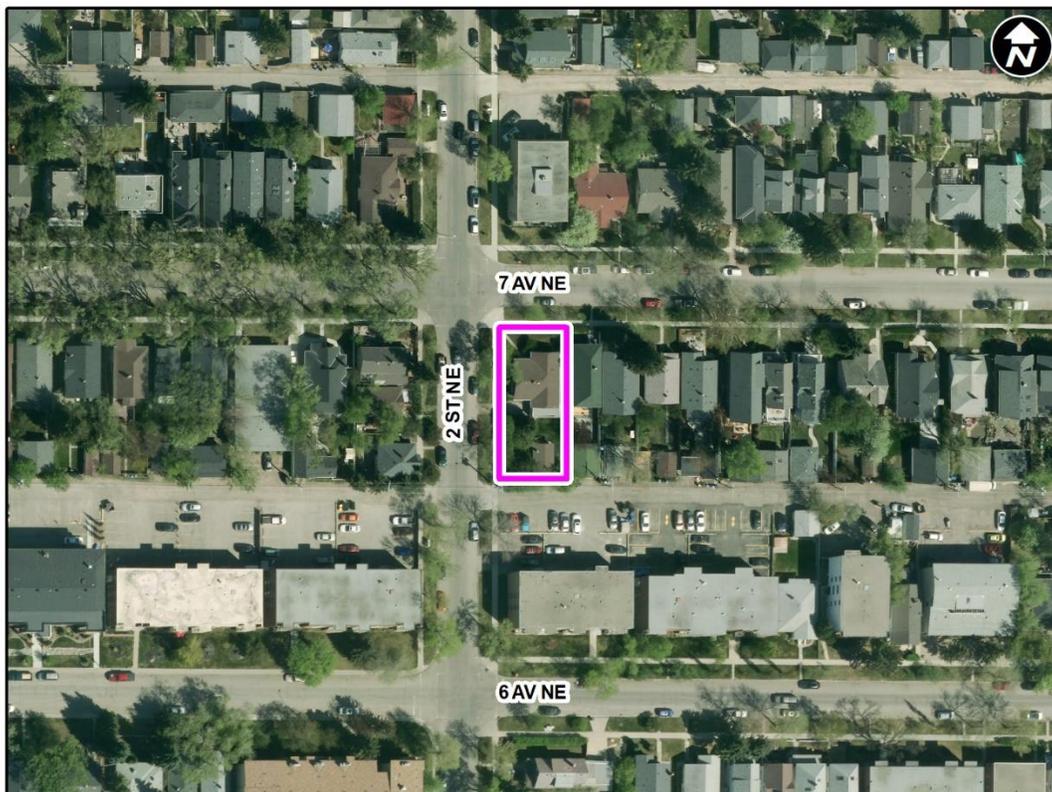
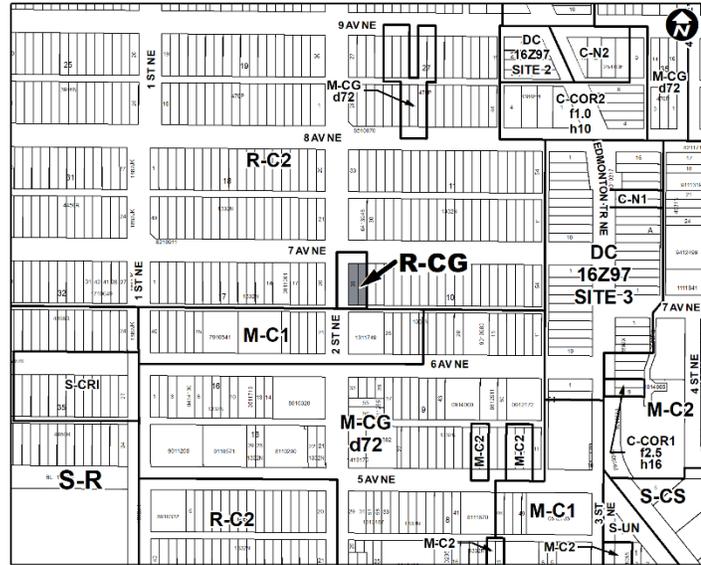
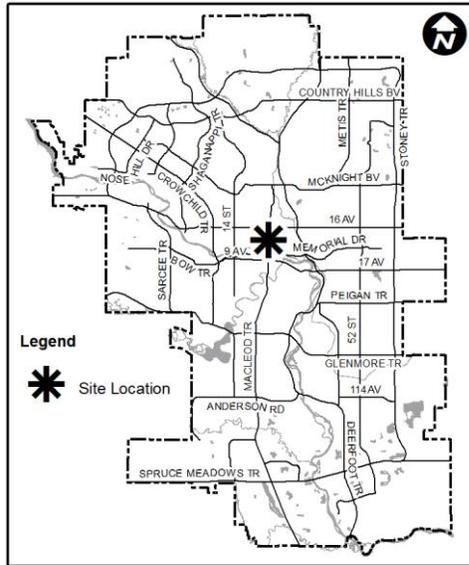
This application was submitted by Permit Masters on behalf of the landowner Oakley Henry Morgan on 2019 February 21. A development permit (DP2019-0859) for a four unit rowhouse was submitted by Inertia on behalf of the landowner on 2019 February 22. The application is under review by Administration (**Attachment 4**).

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Location Maps



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Site Context

The subject parcel is located in the community of Crescent Heights in the northeast quadrant of the City. The site is currently developed as a single detached dwelling with a rear detached garage which is accessed from a lane. Located at the corner of 7 Avenue NE and 2 Street NE the site is easily accessible by foot, bicycle, or vehicle.

The subject site is adjacent to multi-residential dwellings to the north and south and single detached dwellings to the east and west. Crescent Heights has a diverse range of housing types and currently only 31 percent of dwellings are identified as single detached.

As identified in *Figure 1*, the community of Crescent Heights has seen a slight decline in population since 2015.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population Year	2015
Peak Population	6,380
2018 Current Population	6,097
Difference in Population (Number)	-283
Difference in Population (Percent)	-4%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Crescent Heights 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 generally 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 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 Residential – Grade-Oriented Infill (R-CG) District is a low density residential district that allows for two to three-storey (11 metres maximum height) rowhouse developments, where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare, which would allow up to four dwelling units on the subject parcel.

The R-CG District also allows for a range of other low-density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District allows for modest residential intensification on site in a manner that is compatible with existing residential developments through increasing the maximum number of units on site from two dwelling unit to four dwelling units.

Development and Site Design

On 2019 February 22, a development permit (DP2019-0859) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a three-storey, four-unit rowhouse building. Administration's review of the development permit will determine the building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this redesignation application.

Environmental

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

Transportation

Pedestrian access to the site is available from 7 Avenue NE and 2 Street NW, while vehicular access is from the rear lane. The area is served by Calgary Transit bus service with primary transit stops located within 400 metres of the site on Edmonton Trail NW. Non-restricted 2 hour on-street parking is available on both 7 Avenue NE and 2 Street NE. 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.

The Crescent Heights Community Association was circulated as part of this application. An email was submitted (Attachment 3) indicating that they could not support the redesignation until further details of the proposed building were available. During the comment period for the associated development permit, comments from the community association were provided stating that in light of the size and strength of the neighbours opposition that it would be presumptuous for the Planning Committee to comment further.

There were twenty-seven letters of opposition received to the application from the surrounding neighbours. The letters expressed concerns with the history of the subject site, additional density being added to Crescent Heights, changing the nature of the area, and issues around parking and traffic.

Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period and has determined the proposed R-CG 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 R-CG 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.

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.

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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 R-CG District provide for a development form that is low density and sensitive to existing residential development in terms of height, built form and density.

Crescent Heights Area Redevelopment Plan (Statutory – 1996)

The parcel is located within the Low Density Residential area of the *Crescent Heights Area Redevelopment Plan* (ARP). The Low Density Residential area policies are intended to maintain the existing low-density neighbourhood quality and character, while encouraging development that is compatible with the surrounding streetscape.

Although the proposed land use amendment is not in alignment with the current ARP policy, the proposal still meets the goals and objectives of the Plan, such as identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. In order to accommodate the proposed land use amendment, a minor map amendment to the ARP is required. This proposed amendment would identify the site as Low Density Multi Dwelling (Attachment 2). The proposed amendment to the ARP is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

The *Crescent Heights 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.

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 generally conforms to the intent and objectives of the *Crescent Heights Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner-city parcel of land 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 several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 70P2019**
3. Community Association Letter
4. **Development Permit (DP2019-0859) Summary**
5. **Proposed Bylaw 212D2019**
6. **Public Submissions**
7. **CPC Member Comments**