

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1460

Policy Amendment and Land Use Amendment in Parkhill (Ward 11) at Multiple Addresses – 34 Avenue SW, LOC2019-0151

EXECUTIVE SUMMARY

This application was submitted by Casola Koppe on 2019 September 27 on behalf of Diablo Ladouceur, Michelle Ladouceur, Henry Mah, and Jason Morberg (the landowners). The land use amendment proposes the redesignation of a 0.26 hectare \pm (0.64 acre \pm) site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.3h21) District in the southwest community of Parkhill. This proposal is intended to allow for:

- a comprehensive redevelopment of the subject parcel with multi-residential development;
- a maximum height of 21 metres, 3-6 storeys (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 8,550 square metres, based on a floor area ratio of 3.3; and
- the uses listed in the M-H1 District.

An amendment to the *Parkhill / Stanley Park Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposed land use amendment is consistent with the objectives of the ARP applicable policies of the *Municipal Development Plan*.

No development permit 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 Parkhill / Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.26 hectares \pm (0.64 acres \pm) located at 35, 39, 43 and 47 – 34 Avenue SW (Plan 5793U, Block 7, Lots 33 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.3h21) 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 Casola Koppe on 2019 September 27 on behalf of Diablo Ladouceur, Michelle Ladouceur, Henry Mah, and Jason Morberg (the landowners). This application proposes to change the land use designation of the site from R-C2 District to M-H1f3.3h21 District to allow for a comprehensive redevelopment of the subject parcel with multi-residential development. The applicant's intent is to develop three-storey townhomes at the north end of the site and a multi-residential building on the southern portion, with parkade access off of the lane (see Attachment 1: Applicant's Submission).

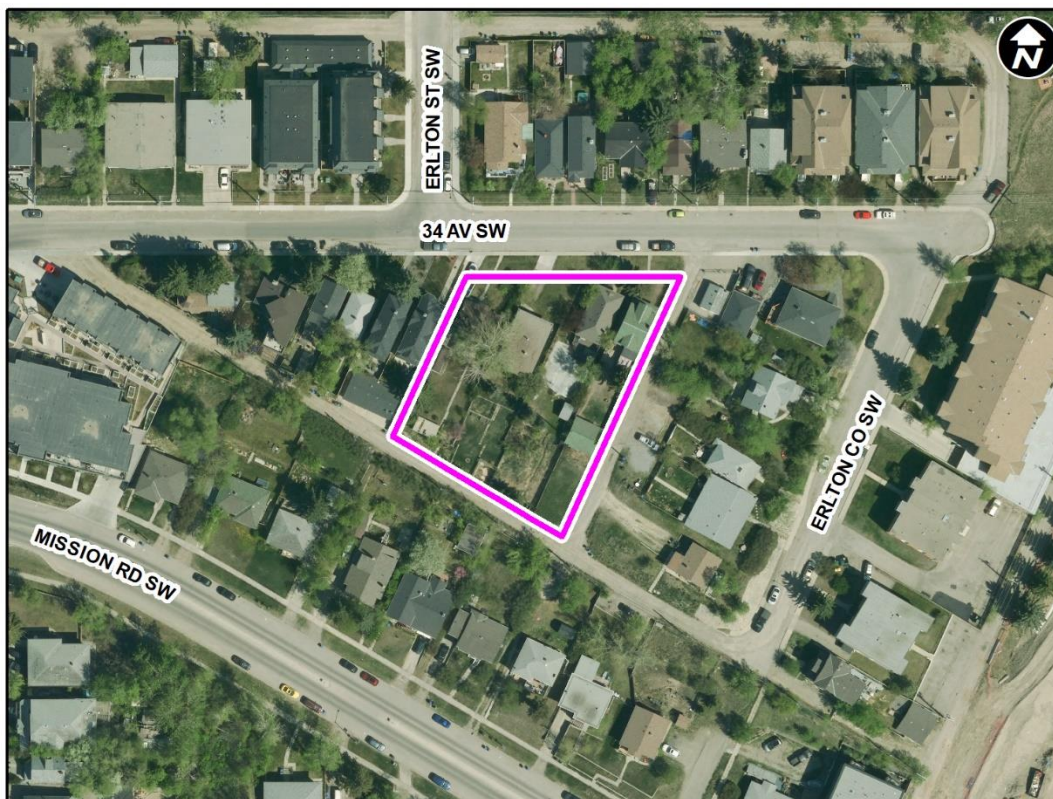
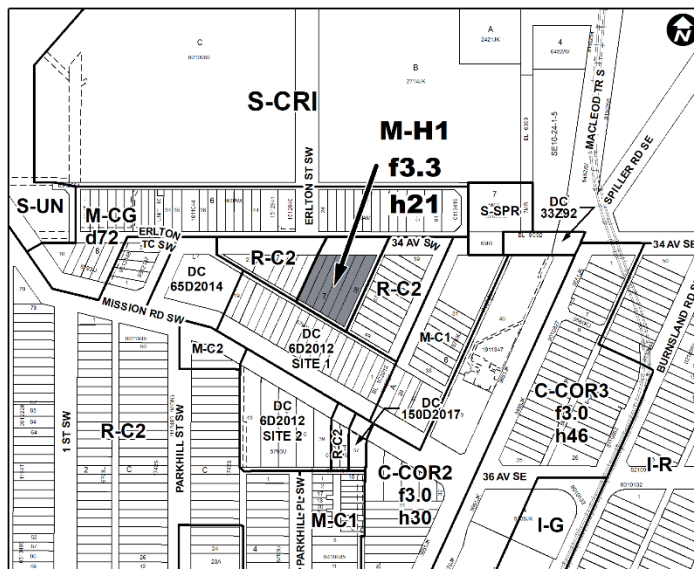
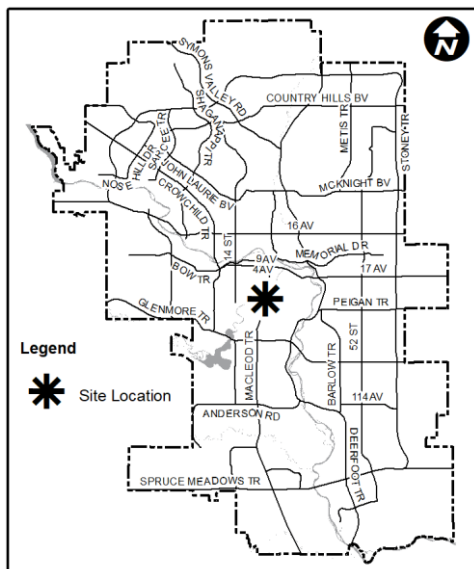
No development permit has been submitted with this application.

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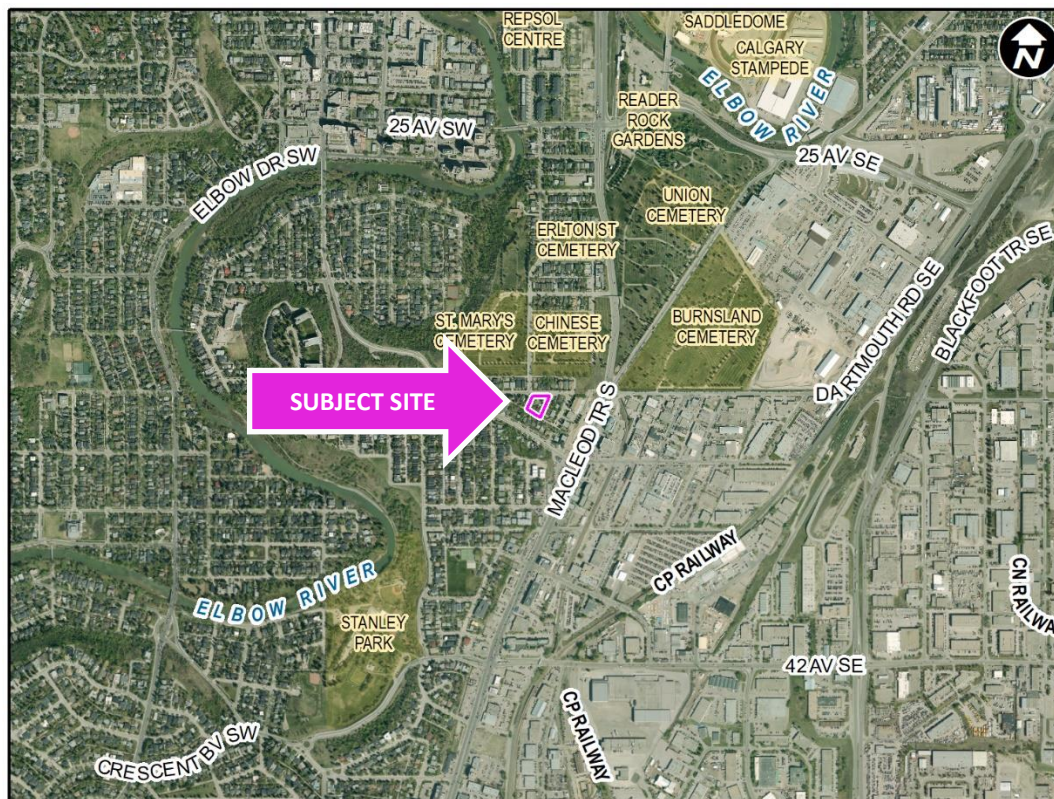
Location Maps



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Site Context

The site is located in the community of Parkhill within southwest Calgary. The site is currently developed with four single detached dwellings on four separate parcels. The site has an irregular shape, with 50 metres of frontage along 34 Avenue SW and an approximate depth of 53 metres. The lands comprise a significant slope with a high point along the northern edge and a low point at the southeast corner. The site is bound by 34 Avenue SW to the north and by laneways to the east and south. The laneway to the east has a significant slope.

To the west of the subject site are single-detached residences and a mixed-use development that is four storeys tall with a ground-floor retail component. To the north, south and east of the subject site are low density residential lands that have been developed with single detached, semi-detached and townhome dwellings. Down the block to the east are multi-residential buildings. Further to the east of the site is Macleod Trail SE, which has a variety of commercial development.

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As identified in *Figure 1*, below, the community of Parkhill has experienced a population decline from its peak in 1968.

Figure 1: Community Peak Population

Parkhill	
Peak Population Year	1968
Peak Population	1,739
2018 Current Population	1,693
Difference in Population (Number)	-46
Difference in Population (Percent)	-3%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents an increase in density and allows for a building type that has the ability to be compatible with the established building form of the existing neighbourhood and complementary to development to the west.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application proposes to change the land use designation of the site from R-C2 District to M-H1f3.3h21 District to allow for multi-residential development. The existing R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings.

The proposed land use district is the M-H1f3.3h21 District, which provides for multi-residential development in a variety of forms at a tall height and high density. The minimum density for parcels designated M-H1 District is 150 units per hectare. Given that a density modifier is not proposed, there is no maximum density expressed in units per hectare. The proposed district would allow for approximately 8,550 square metres of building floor area, based on a maximum floor area ratio of 3.3, to be developed under the 21 metre height limit. A 21 metre height limit will allow for a building with six to seven storeys. In accordance with the Applicant's Submission in Attachment 1, the intent is to develop three-storey townhomes at the north end of the site and a multi-residential building on the southern portion, with parkade access off of the lane.

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The subject site meets the location criteria of the M-H1 District. The District is intended to be located at community nodes and transit and transportation corridors, such as the Macleod Trail Urban Main Street to the east.

Development and Site Design

The purpose of this application to allow for additional residential density in the form of multi-residential development. When a development permit for the site is submitted, it will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines.

Environmental

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required.

Transportation

Pedestrian and vehicular access to the site is available from 34 Avenue SW and the rear lane. The site is located within 600 metres of the 39 Avenue Red Line LRT Station and is therefore within the transit-oriented development area. The area is served by Calgary Transit bus service Route 10 City Hall / South Center and Route 449 Eau Claire / Parkhill. The Route 449 bus stop is approximately 200 metres walking distance from the site on Mission Road SW, and the Route 10 bus stop is approximately 300 metres walking distance from the site on Macleod Trail. The bus stops mentioned above can be accessed using a public pedestrian staircase located at the dead end of Erlton Court SW. On-street parking adjacent to the site is unregulated on 34 Avenue SW. A Transportation Impact Assessment was received in support of the land use amendment application. Further transportation analysis may be required at the development permit stage.

Utilities and Servicing

Water and sanitary deep utilities are available. Public storm utilities are not currently available. At the time of development, a public storm utility extension will be required at the developer's expense. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan stage(s).

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 land owners and the application was advertised online.

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The Parkhill / Stanley Park Community Association did not respond to the circulation. Fifteen emails of objection were submitted on behalf of 17 people. The emails described concerns related to transportation and community character.

Respondents identified the following concerns related to transportation:

- Area access: The area has narrow streets, limited access points (Mission Road SW and Erlton Street SW) and the access onto Mission Road SW is perceived as unsafe without signalization.
- Traffic congestion and safety: The street network's ability to handle additional traffic from new development safely.
- Laneway width and slope: Laneways are perceived as narrow, steep and unsafe.
- Parking: The sufficiency of on-site parking and the potential for spill-over parking, exceeding the capacity of local streets.
- Construction disruption: Site development may block access.

Respondents identified the following concerns related to community character:

- Building height and massing: The proposed height and floor area for the building is perceived as out-of-context with adjacent development.
- Privacy and shadowing impacts: The proposed height of the future building and consequent overlooking and loss of daylight issues.
- Wildlife: Impacts to wildlife that move through the open spaces locally.
- Crime: The effect of site development on area crime rates.
- Retail: The potential for storefronts.

The applicant also led some engagement and that is summarized in Attachment 3.

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 proposal is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP). The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies on Land Use patterns strategies (subsection 8.14) within the Implementation Plan portion of the document.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment and policy 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 site is located within the borders of the Macleod Trail Urban Main Street as shown on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP) and as defined through policy (two blocks on either side of a Main Street). Urban Main Streets are intended to have a mix of uses and achieve a minimum density of 200 people and jobs per hectare (overall). This application is supported by MDP policy.

Parkhill / Stanley Park Area Redevelopment Plan (Statutory – 1994)

The site is located within the Low Density Residential Conservation and Infill policy category of the [Parkhill / Stanley Park ARP](#). This category does not support the proposed redesignation and an amendment to the ARP is being proposed along with the redesignation (see Attachment 2).

The proposed amendment is to change the policy category for this site from the Low Density Residential Conservation to the Low/Medium Density Multi-family. The citywide MDP is used to evaluate applications to amend local area plans such as the ARP. The proposed amendment will allow the ARP's policies for the site to be brought into greater alignment with the MDP, which envisions more urban main street supportive development for the area than the ARP does. The policy amendment to bring the local area policy for the site into greater alignment with the MDP is supported.

Social, Environmental, Economic (External)

The proposed land use district provides for residential and live-work opportunities that may accommodate the needs of different demographic categories.

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.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed policy amendment and land use redesignation are consistent with the applicable policies of the *Municipal Development Plan*. The land use is complementary to newer development to the west.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Parkhill / Stanley Park Area Redevelopment Plan
3. Summary of Applicant Led Engagement