

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0070

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1007 – 17 Avenue NW, LOC2019-0167

EXECUTIVE SUMMARY

This land use redesignation application was submitted by QuantumPlace Developments on behalf of the landowners, Chen Ping Hsieh and Wen Liu, on 2019 November 01. This application proposes to change the designation of the subject site from the Multi-Residential – Contextual Medium Profile (M-C2) 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, approximately 8 storeys (an increase from the current maximum of 16 metres);
- a maximum building floor area of 2,924 square metres based on a floor area ratio (FAR) of 3.5 (an increase from the current FAR of 2.5); 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 0.08 hectares \pm (0.21 acres \pm) located at 1007 – 17 Avenue NW (Plan 3150P, Block 1, Lots 27 to 29) from Multi-Residential – Contextual Medium Profile (M-C2) 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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BACKGROUND

This land use redesignation application was submitted by QuantumPlace Developments on behalf of the landowners, Chen Ping Hsieh and Wen Liu, on 2019 November 01. 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, combined with the other parcels on this block which have already been redesignated to MU-1 (Attachment 1).

Approval(s): T. Goldstein concurs with this report. Author: K. Cohen

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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. 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 site is currently designated Multi-Residential – Contextual Medium Profile (M-C2) District. The M-C2 District is a multi-residential designation in developed areas that is intended for multi-residential development in a variety of forms, with no maximum density and a maximum building height of 16 metres.

The proposed Mixed Use - General (MU-1f3.5h29) District would 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. Building height will be further regulated through the proposed ARP amendment.

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 9 Street NW frontage;
- ensuring a contextually sensitive transition to the surrounding low density residential development, based on the policies of the ARP;
- placement of commercial uses; and
- mitigation of overlooking and shadowing concerns.

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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 9 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 a local standard transit bus stop located 180 metres (two-minute walking distance) west of the site along 10 Street NW. There is also the SAIT BRT Station 450 metres (six-minute walking distance) west of the site along 16 Avenue NW. The SAIT LRT Station is located one kilometer away (a fourteen-minute walking distance). A Transportation Impact Assessment was not required as part of this application.

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 did not respond to the circulation.

Administration received one citizen response noting concerns about the availability of parking in the area, and expressing concerns about traffic flow on 9 Street NW. Both concerns will be addressed as part of the development permit review process.

This is the second land use and policy amendment for this project. The applicant undertook community engagement at the early stages of LOC2019-0087 which is immediately west of the application. Given this, they did not repeat the engagement process for this application.

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.

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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 efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed policy amendment and land use amendment build 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 identified as part of an Urban Main Street on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage a high level of residential and employment intensification along Urban Main Streets while emphasizing a walkable pedestrian environment. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

The subject site is also located along 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 Multi-residential Medium Density Low Minimum on Map 1 of the [16 Avenue North Urban Corridor Area Redevelopment Plan \(ARP\)](#). 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 2) 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 site.

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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 16 metres to a maximum building height of 22 metres, which is consistent with the recent amendment to the neighbouring parcels west of the site.

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.

Social, Environmental, Economic (External)

The proposed amendments will allow for a wider range of housing types in the area which may better accommodate the housing needs of different age groups, lifestyles and demographics while continuing the revitalization of an aging neighbourhood. Aligning the land use designation with neighbouring sites will allow for a comprehensive development of the entire block face, ensuring a holistic review of any future development and its impacts. The increased height and FAR will support a much higher residential density to make better use of existing infrastructure and transit 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 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.

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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 in a Main Street corridor near the Southern Alberta Institute of Technology Community Activity Centre.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan