

**POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
SOUTH OF 20 AVENUE NW AND EAST OF 4 STREET NW
BYLAWS 52P2017 AND 288D2017**

MAP 27C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

A mapping amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 July 13

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 52P2017 and 288D2017; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 52P2017.
3. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 470 – 19 Avenue NW (Plan 2129O, Block 16, Lots 31 and 32) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 288D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed R-CG land use 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.

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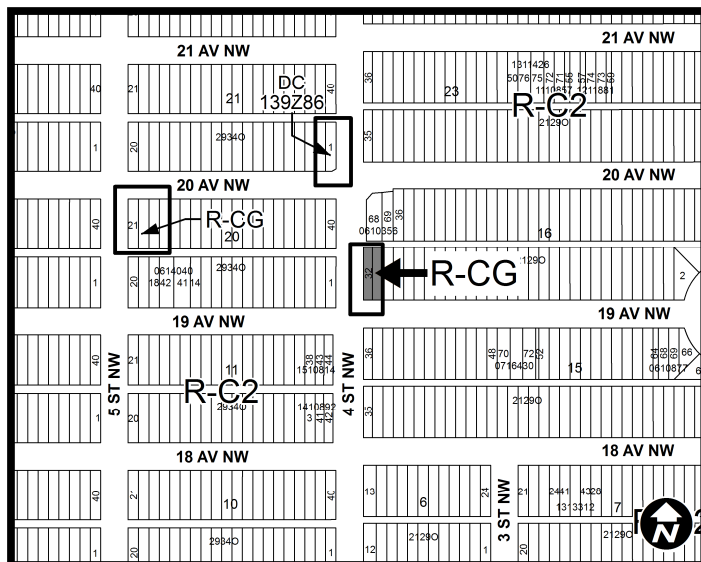
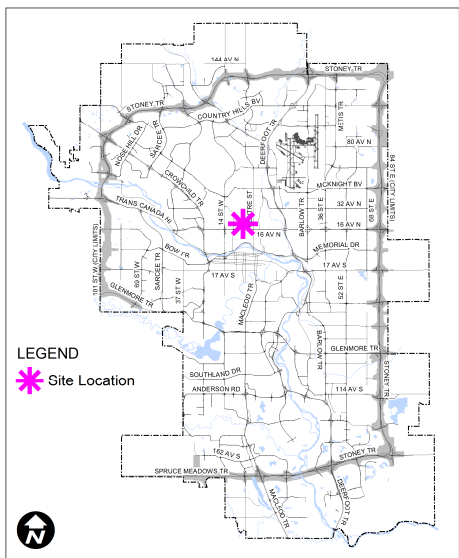
ATTACHMENTS

1. Proposed Bylaw 52P2017
2. Proposed Bylaw 288D2017
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | | |
|----|---|-----------------------|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (APPENDIX II). | |
| | Moved by: R. Wright | Carried: 6 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 470 – 19 Avenue NW (Plan 2129O, Block 16, Lots 31 and 32) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. | |
| | Moved by: R. Wright | Carried: 6 – 0 |

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Applicant:

Elevated Developments

Landowner:

Elevated Developments

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Mount Pleasant at the northeast corner of 4 Street NW and 19 Avenue NW. The existing development on the parcel consists of a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing.

Mount Pleasant	
Peak Population Year	1968
Peak Population	5,805
2016 Current Population	5,665
Difference in Population (Number)	-140
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

This application proposes redesignating the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single-detached and semi-detached dwellings.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (Statutory/Approved by Council – 2009)

The subject parcel is located within the *Developed Residential – Established Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Established Area* policies apply. In general, these policies encourage redevelopment in established communities that is similar in scale and built-form to existing development including a mix of housing such as semi-detached, townhouses, cottage housing, rowhousing and secondary suites.

This site is also located along a Neighbourhood Main Street. Policy for Neighbourhood Main Streets states that these streets provide the opportunity for moderate levels of intensification of both jobs and population over time. Policy encourages ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Main Street.

North Hill Area Redevelopment Plan (Statutory / Approved by Council – 2000)

The subject site is located in the *Low Density Residential* area as identified on Map 2 of the North Hill Area Redevelopment Plan (ARP). The *Low Density Residential* area policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 District. These policies are intended to ensure continued stability in the community and encourage compatible infill development to support community renewal and vitality.

Although the Land Use Amendment is not in alignment with the current ARP policy is still meets the Goals and Objectives of the ARP. In order to accommodate the proposed Land Use Amendment, a minor map amendment to the North Hill ARP is required. This proposed amendment would identify the site as “Low Density Residential or Low Density Multi-Dwelling” (See APPENDIX II).

Location Criteria for Multi – Residential Infill

Council implemented ‘Location Criteria for Multi-Residential Infill’ (APPENDIX III) to provide a more specific tool for the review of land use amendment applications and associated amendments to local area plans seeking to allow for multi-residential developments in low density residential areas.

The following location criteria were consistent with the guidelines:

- On a corner parcel;
- Within 400 metres of a transit stop;
- Within 600 metres of an existing or planned Primary Transit stop station;
- On a collector or higher standard roadway on at least one frontage;
- Along or in close proximity to an existing or planned corridor or activity centre; and
- Direct lane access.

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The following location criteria were not met:

- Adjacent to existing or planned non-residential development or multi-dwelling development; and
- Adjacent to or across from existing or planned open space or park or community amenity.

The proposed land use satisfies many of the locational criteria for multi-residential infill housing.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from nearby transit stops for several bus routes on 4 Street NW.

UTILITIES & 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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Mount Pleasant Community Association was circulated as part of this application. An email was submitted indicating that they support the redesignation.

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Citizen Comments

Nine letters were received from the adjacent residents in opposition to the application. The letters expressed the following concerns:

- fit with the surrounding neighbourhood;
- redesignation setting a precedent for the area;
- issues with renters;
- decrease in property values;
- size of the lot and loss of sunlight;
- traffic and safety issues; and
- parking availability.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Elevated Developments Inc respectfully presents an application for land use re-designation on the parcel addressed 470 19 Ave NW, Calgary. We would ask that the City of Calgary and the community grant us a rezoning to R-CG allowing a low density multi residential building.

We present this application in order to construct a new grade oriented four unit multi residential dwelling. Our proposed development would consist of a row style townhouse with a detached direct access garage into the laneway. Our building would have three at grade entrances facing onto 4 St NW and one at grade entrance facing onto 19 Ave NW.

With an approval for land use re-designation we are able to comply with all of the land use bylaws for an R-CG rowhouse. This allows us to fall under the permitted use portion of the bylaw and not require any further relaxations from the City of the community.

Our proposed land use designation, R-CG, is specifically designed by the City with the best interests of the community in mind. These regulations and projects are specifically designed to respect and enhance established inner city communities. We as the developer share this mission in our attempt to provide attainable, cohesive, and diverse inner city living opportunities for a greater number of Calgarians.

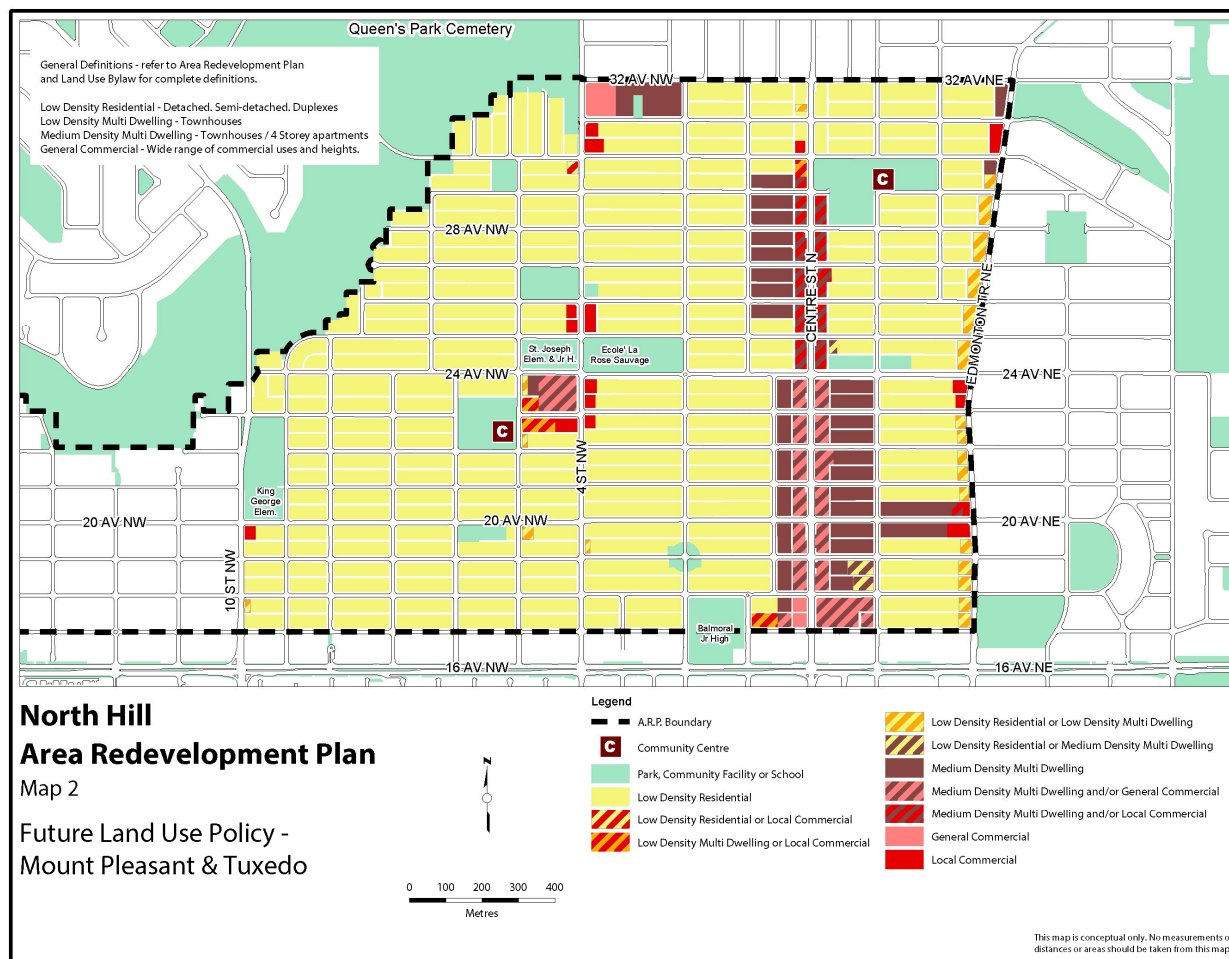
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APPENDIX II

PROPOSED AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo”, as follows:



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APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments	
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	Yes
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes
Within 600m of an existing or planned Primary Transit stop station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	Yes
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	No
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	No
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	Yes
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes