

LAND USE AMENDMENT
PARKDALE (WARD 7)
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29
STREET NW
BYLAW 305D2017

MAP 19C

EXECUTIVE SUMMARY

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

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 July 27

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 305D2017; and

1. **ADOPT** the proposed redesignation of 0.10 hectares ± (0.24 acres ±) located at 512 and 516 – 32 Street NW (Plan 8321AF, Block 38, Lots 25 to 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential –Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 305D2017.

REASONS FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and South Shaganappi Communities Area Plan. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for these inner city parcels and allows for development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the parcels have direct lane access and are located in close proximity to a Neighbourhood Activity Centre as well as transit.

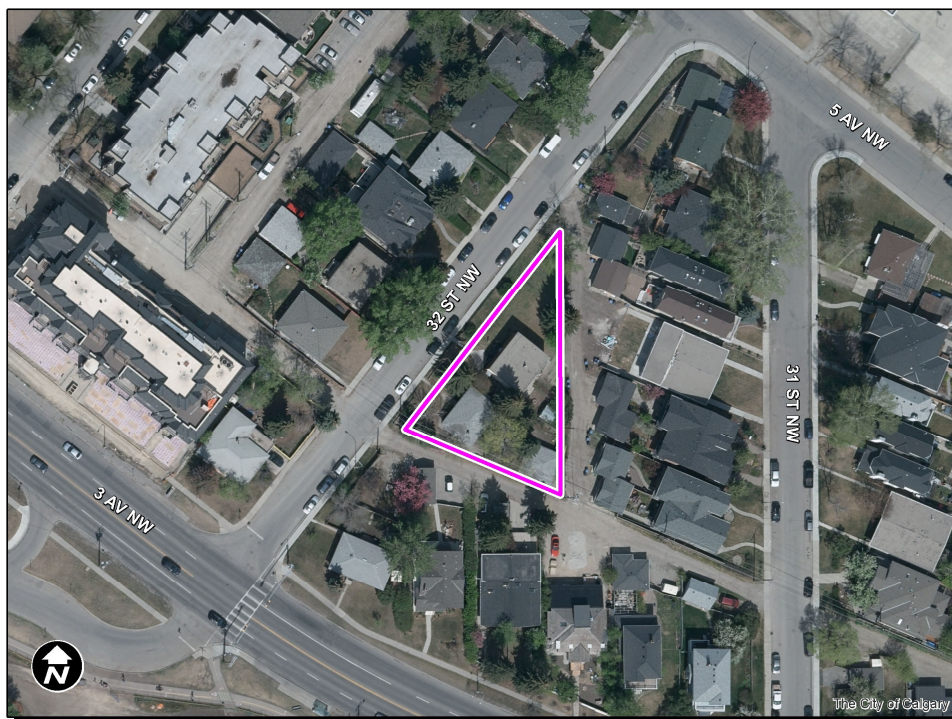
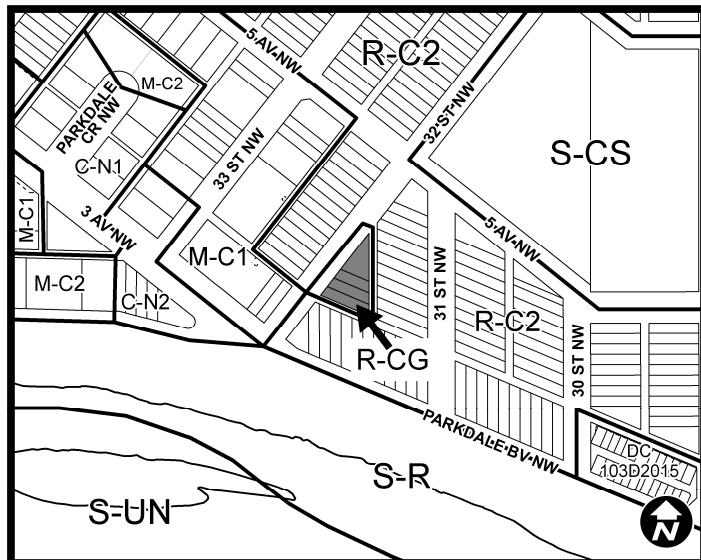
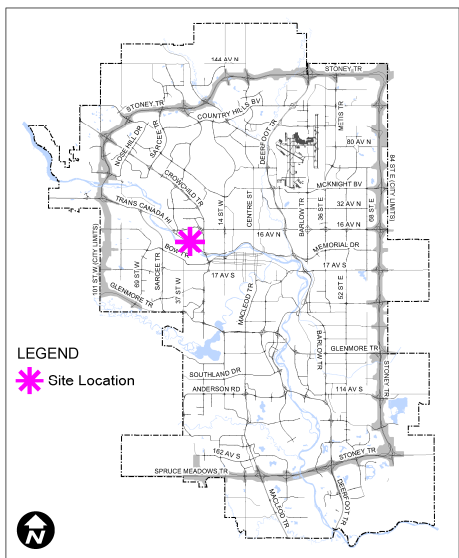
ATTACHMENTS

1. Proposed Bylaw 305D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 512 and 516 – 32 Street NW (Plan 8321AF, Block 38, Lots 25 to 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential –Grade-Oriented Infill (R-CG) District.

Moved by: R. Wright
Absent: D. Leighton

Carried: 7 – 0

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Applicant:

Goldmark Homes Ltd

Landowner:

Anne Lenstra
Nick Lenstra

PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located in the community of Parkdale in the northwest quadrant of the city. The southern parcel is currently developed with a single detached dwelling and detached garage which is accessed from the lane. The northern parcel is developed with a duplex dwelling and includes a parking pad along the rear lane. The parcels are located a half block from Parkdale Boulevard NW.

Surrounding development includes a mix of single detached and semi-detached residential dwellings. A four-storey multi-residential development is located to the southwest of the site along Parkdale Boulevard NW. The Parkdale Neighbourhood Activity Centre is located approximately 200 metres to the northwest.

The following table summarizes the population trends in Parkdale:

Parkdale	
Peak Population Year	1968
Peak Population	2,581
2016 Current Population	2,412
Difference in Population (Number)	-169
Difference in Population (Percent)	-7%

LAND USE DISTRICTS

The application proposes redesignating the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – 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. This district would allow for up to seven units on the site; however, this may not be achievable given site dimensions and shape as well as bylaw and district requirements.

Administration is reviewing an associated Development Permit (DP2017-2063) for the site which proposes a five-unit rowhouse building.

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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).

Municipal Development Plan (MDP)

The subject parcels are located within the Developed Inner City Residential Area of the MDP. MDP policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. In addition, the site is located in proximity to the Parkdale Neighbourhood Activity Centre and has good transit connections.

South Shaganappi Communities Area Plan (SSCAP)

The SSCAP is a non-statutory policy plan for the South Shaganappi area and includes the major activity centres of the University of Calgary, McMahon Stadium, and Foothills and Children's Hospitals as well as the surrounding residential communities including Parkdale. The SSCAP is intended to support the goals and objectives of the MDP. The subject site is located in the Inner City Residential area of the SSCAP.

SSCAP policies support diverse housing options as well as intensification in low density developed areas provided the proposal is sympathetic to the scale, character and context of the established residential area. In addition, greater intensity should be located where there is good access to transit and pedestrian, cycle and vehicle routes, particularly around activity centres. The application is in keeping with relevant SSCAP policies.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

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LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	No
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing planning primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	No
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is located approximately 75 metres walking distance from two transit stops for transit routes 1 and 40 located on Parkdale Boulevard NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the 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.

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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 at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Parkdale Community Association is opposed to the application and their letter is attached as APPENDIX II.

Citizen Comments

Administration received 17 letters of objection from nearby residents that identified the following concerns:

- increased density;
- maximum allowable building height;
- increased traffic and congestion;
- parking issues;
- noise;
- loss of privacy;
- decreased property values;
- loss of mature trees; and
- precedent for similar higher density developments in the community.

Public Meetings

The applicant met with the Parkdale Community Association to discuss their plans on 2017 February 14.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject lands are located at 512 & 516 32 Street NW. It is legally described as Plan 8321AF, Block 38, Lots 25-28. It comprises approximately 0.10 hectares (0.25 acres).

The subject site is zoned R-C2 – Residential Contextual one/Two Dwelling District in the City of Calgary Land Use Bylaw 1P2007. A land use of R-CG – Residential Grade-Oriented Infill District to accommodate a 5 unit Rowhouse development is proposed. The R-CG District:

- Accommodates existing residential developments;
- Accommodates grade-oriented development in the form of of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
- Accommodates Secondary Suites and Backyard Suites with new and existing residential development;
- Provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
- Accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

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APPENDIX II

LETTER FROM PARKDALE COMMUNITY ASSOCIATION



PARKDALE COMMUNITY ASSOCIATION

3512 - 5th Avenue NW, Calgary AB, T2N 0V7

Tel: (403) 283-5767 E-mail: office@parkdalecommunity.com

February 16th, 2017

Peter Schryvers, File Manager
The City of Calgary
Development and Building Approvals
By email: Peter.Schryvers@calgary.ca

Dear Mr. Schryvers,

**Subject: Request for Comment on Application for Rezoning R-C2 to R-CG
LOC2017-0009 (Plan 8321AF, Block 38; Lots 25-28, PARKDALE 0.1 ha)**

I am responding to the subject Request for Comment on behalf of Parkdale Community Association (PCA) Planning & Development (P&D) Committee and would like to record a number of concerns with this proposal. We reviewed the documents you forwarded to us, reviewed the proposal with regard to the City of Calgary Land Use Re-designation guide found on the City of Calgary web site <http://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx?redirect=/pda/pd/pages/zoning.aspx> and also the Enriching Parkdale: Parkdale Community Development and Design Study (04.24.2015) document.

We comment as follows:

A. City of Calgary Land Use Re-designation Guide:

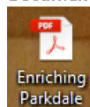
The City of Calgary Land Use Re-designation guide requires the following considerations by the applicant prior to application:

- Consultation with neighbours, the community association and ward councillor.

To date neighbours have not been consulted.

The P&D Committee met with the applicant, Goldmark Homes Ltd. (Ray and Rosina Smith) for the first time at our monthly meeting this week, on February 14th where they described their application. (Apparently the applicant had tried to contact the PCA last September however the e-mail was misplaced and hence the lateness of their meeting with the P&D Committee).

B. Enriching Parkdale: Parkdale Community Development and Design Study (04.24.2015) Document



This document (attached) provides guidance to the P&D Committee and the PCA Board when making development decisions in Parkdale. It was prepared in 2015 in association with the

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Faculty of Environmental Design at the University of Calgary. It has been adopted by the PCA Board and acts as Parkdale's Area Redevelopment Plan, in the absence of an ARP being prepared by the City of Calgary.

Enriching Parkdale was developed in 2015 following months of discussion with the P&D Committee and the PCA Board. Three open houses were held to obtain community input. Enriching Parkdale was presented to a large group of City of Calgary planners, transportation engineers, municipal servicing engineers, open space experts and others who are responsible for approving development applications in the City. Those in attendance agreed it should be used to help guide future development in Parkdale. Although it does not have statutory standing, it received a very favourable response as a successful community-initiated planning document and we encourage all planners to use it as a reference guide. Enriching Parkdale also received a very positive response from Parkdale's City Councillor, **Druh Farrell** who suggested it be used as a guide by other communities to formulate their own document.

The most relevant section of Enriching Parkdale which applies to the subject re-designation application begins on page 45 and is entitled Infill Housing. It describes Parkdale's approach to infill housing. Infill housing is recognized as a way of adding residential density to Parkdale, but only under the right conditions. A Goal of Parkdale's infill housing is to focus residential density around community nodes, such as Parkdale Crescent, and around corridors, such as the major transportation corridor along Memorial Drive. ***The subject application does not meet either of these criteria.*** Recommendations 3.2.1, 3.2.2, 3.2.3 and 3.2.4 in Enriching Parkdale contain direction to the approving agencies which include requiring conformance to building massing standards to protect the existing character of the neighbourhood.

C. P&D Review With the Applicant

At the meeting the applicant provided some preliminary sketches showing their basic idea for site development associated with the proposed Rezoning. The developer proposes to increase density from the two semidetached dwellings (four units, with 8 parking stalls) allowed under the present R-C2 zoning, to five 3-storey row houses, 11m maximum height each with a double garage (i.e. 10 parking stalls) under the R-CG zoning.

The P&D Committee advised the applicant that neighbours in the immediate surrounding area are concerned about the impact of parking in an already congested block and alley. They are also concerned about their privacy being threatened by windows from the development looming above their yards and providing full access views into their homes. Finally, they are concerned about living in darkness from shadowing imposed by these potentially over height buildings.

The developer noted that the unique triangular shape of the lot, with a 60m (197') frontage on 32 St., lent itself to the increased density. Also their proposal includes no suites and no lane houses and as such, they argue, the density increase is manageable. Traffic and parking issues should be minimal as double garages are proposed for each unit. Privacy and shading issues were discussed. The proponent envisages no balconies or decks off the 2nd and 3rd floors and proposes screening along the rear of the units to prevent overlooking the neighbours across the alley.

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The P&D Committee expressed concern that ad hoc zoning changes in the neighborhood were unfair to adjacent tax-paying land owners who bought, developed and lived on the adjoining lands believing the current zoning was a given and would not change. The proponent believed the addition of just the one unit over the current zoning allowance, provision of a double garage (2 parking spots) per unit and their being neither suites nor lane housing in the development should assuage these fears.

P&D Committee advised the applicant that the proposed development as laid out, seems at face value to be reasonable for this unique site. The major problem is, once the land is rezoned, the current owner could sell and the subsequent owners could use the maximum density available under the R-CG zoning, and provide a 10 unit development by including lane housing or suites. The applicant stated they were willing to address this with the City and would use whatever means available (e.g. Direct Control) to ensure the development they just presented would proceed after the rezoning, and there would be no chance of higher density taking place.

D. Additional Comments

In order for the PCA to get behind this proposed rezoning the following has to occur:

- Consultation with neighbours: this step needs to be fulfilled to meet the City's requirements and should proceed quickly. A more widespread community consultation e.g. a Town Hall event, must occur before we could consider a land use amendment. We feel that the proposal could have a significant effect on the nature of our community and it therefore requires input from residents of Parkdale.
- The rezoning has to be to a Direct Control (DC) district zoning in which the proponent's current thinking for the development is clearly expressed by providing for R-CG guidelines but requiring each unit to have a double garage to provide 2 parking places per unit, each unit to be provided with screening along the rear of the units upper floors to prevent overlooking the neighbours across the alley. The DC requirements shall not allow balconies on the second and third floors, and shall not allow suites and lane houses.

The PCA does not support this rezoning application. If you have any questions regarding this review, please contact Deborah Curley at [REDACTED] and/or Bill Biccum Parkdale Community Association, Bill.Biccum@parkdalecommunity.com. Please notify the PCA of any developments on the decision regarding this application.

Sincerely,

Deborah Curley
Chair, Planning & Development Committee
Parkdale Community Association

cc Alderman Druh Farrell ward07@calgary.ca
PCA office, Bill.Biccum@parkdalecommunity.com