

**POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
4 STREET NW AND 29 AVENUE NW
BYLAWS 64P2017 AND 366D2017**

MAP 27C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.08 hectare parcel of land from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for multi-residential development.

This application is generally in keeping with the intent of the North Hill Area Redevelopment Plan (ARP), but a minor map amendment to that Plan is required to facilitate approval of this to better indicate the future use of this site. A text amendment is also required to ensure that development on this site addresses both the street and the avenue, given the site's location along a Neighbourhood Main Street.

A development permit application has been submitted for this site and is under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 October 05
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendments and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 64P2017 and 366D2017; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and 2. Give three readings to the proposed Bylaw 64P2017. 3. ADOPT the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 466 - 29 Avenue NW (Plan 2617AG, Block 44, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and 4. Give three readings to the proposed Bylaw 366D2017. 	

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REASON(S) FOR RECOMMENDATION:

The proposed redesignation conforms to the intent of the Main Streets initiative and the Municipal Development Plan (MDP). Situated on a corner parcel along an identified Neighbourhood Main Street, the site's location is ideal for residential intensification due to its close proximity to transit, parks, active transportation links, major corridors, and commercial development. The proposed land use redesignation would also result in development that would be compatible with the existing development on adjacent parcels. As such, the proposed redesignation and amendment to the ARP can be supported.

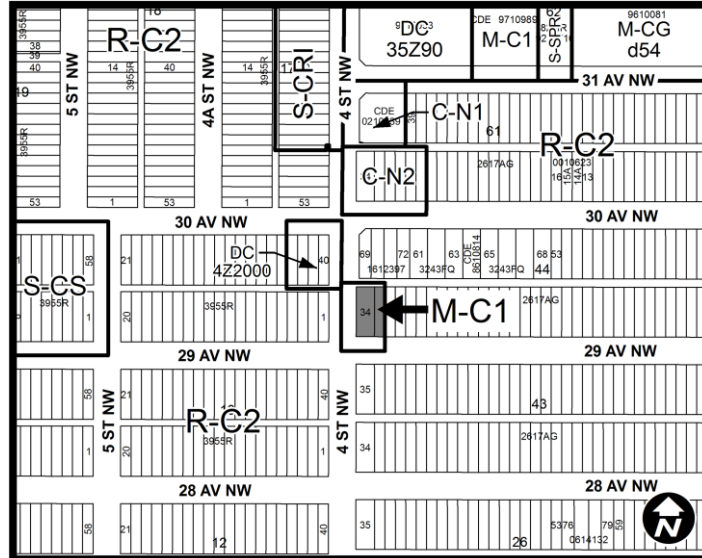
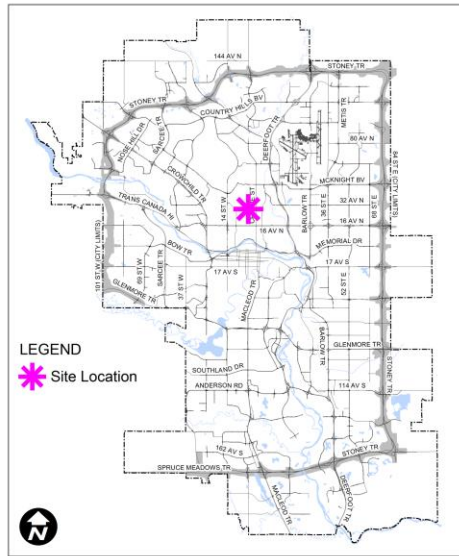
ATTACHMENTS

1. Proposed Bylaw 64P2017
2. Proposed Bylaw 366D2017
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: A. Palmiere

Carried: 7 – 1

Opposed: R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 466 - 29 Avenue NW (Plan 2617AG, Block 44, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

Moved by: A. Palmiere

Carried: 7 – 1

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- The Main Streets program on 4 Street has not established any context or direction for this street. I am concerned when I see isolated sites with increased density, rather than having them clustered around activity centres. The area of 4 Street and 23 Avenue NW is such a cluster, but this site is 6 blocks away. Development of Main Streets should be phased and strategic and this proposal does not address either of those approaches.

2017 October 05

AMENDMENT:

Amend proposed ARP amendment (b), shown in APPENDIX II, to include after “the site’s prominent location along 4 Street NW”;
“and with regard to landscaping/streetscape, reflect the urban, Main Street future of 4 Street NW,”

Moved by: G.-C. Carra

Carried: 7 – 1

Opposed: R. Wright

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Applicant:

Max Tayefi Architect

Landowner:

Harminder Sandhu
Ramandeep Kaur Sandhu

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated in the community of Mount Pleasant. This corner parcel is 21 metres wide and 36 metres deep and has a rear lane. Redesignating this parcel to M-C1 will increase the number of allowable dwelling units from two (2) units up to a maximum of 11 units.

A single detached home is currently located on the site. Recent infill development has taken place on 29 Avenue NW, with new semi-detached dwellings located next door and along more than half of the block. Modest infill and intensification has been taking place in the neighbourhood.

Commercial development is located in pockets along 4 Street NW, with a smaller pocket located at 30 Avenue NW and a larger one located at 26 Avenue NW. Second Street NW, which is a major cycling corridor, is located just to the east.

The Centre Street corridor is located four blocks to the east, and Confederation Park is located about three blocks to the north.

The population of Mount Pleasant is marginally lower than it was at its peak in 1968 (as shown in the table below). However, the population has been increasing in recent years. This serves as contextually relevant information in the consideration of proposals which seek to introduce new higher-density development into the neighbourhood.

Mount Pleasant	
Peak Population Year	1968
Peak Population	5,805
2016 Current Population	5,665
Difference in Population (Number)	-2.4%

LAND USE DISTRICTS

The M-C1 District is intended to apply to the Developed Area and to facilitate multi-residential development of low height and medium density. The District's rules allow for varied building height and front setback areas in a manner that considers the immediate context. The maximum density within the M-C1 District is 148 units per hectare, and the maximum height is 14.0 metres with contextually sensitive rules that further restrict building height within proximity to low density residential districts and public streets.

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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

The subject property is located within the *Residential Developed Inner City Area* as identified on Map 1 of the MDP. Although the document does not make specific reference to the subject site, the land use proposal is in keeping with the overarching land use policies for Developed Residential Areas identified in Section 3.5.1 of the MDP which support moderate intensification in a form and nature that respects the scale and character of surrounding development.

The MDP also recognizes this portion of 4 Street NW as a “Neighbourhood Main Street.” This means that the area is intended to accommodate future commercial and residential intensification over time. The MDP (section 3.4) states within a Neighbourhood Main Street, ground-oriented housing and low-scale apartment buildings are encouraged, and that an appropriate transition between the Main Street and the adjacent residential area is required.

This application is in keeping with the policy direction provided in the MDP.

North Hill Area Redevelopment Plan (2000)

The North Hill ARP identifies the subject site as being part of the “Low Density Residential” policy area. This policy area is intended to include primarily detached and semi-detached housing to encourage stability. The ARP stipulates that development within the Low Density Residential policy area should maintain the general development pattern of the neighbourhood.

This application generally does not comply with the policy direction in the ARP. Firstly, the apartment form of housing allowed in the M-C1 District does not comply with the intent of the “Low Density Residential” policy area in the ARP. Secondly, the ARP calls for development to be oriented to the Avenue instead of the Street, which would not allow for frontage along 4 Street NW, as outlined in policy 3.3.6 below:

“Maintain the general development and subdivision pattern of the adjacent area. Parcel size, dimensions, orientation, usually to the avenue rather than the street, and the historic pattern of subdivision should be respected.”

Amendments to the ARP are necessary to facilitate approval of this application. Specifically, the land use category of the site needs to be changed on the map to reflect the M-C1 District’s multi-residential nature, and a new policy is needed in the ARP to ensure that new development on this site is oriented to both street and the avenue to facilitate “Main Street”-appropriate development. Preliminary engagement work has been completed for this area as part of the

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Main Streets project, but the ARP has not been amended to recognize the function of 4 Street NW as a Main Street. As such, the ARP policy is out of date for this site.

Location Criteria for Multi-Residential Infill

The site conforms to the criteria for multi-residential infill, as outlined in the Location Criteria for Multi-Residential Infill document. It is located on a corner and is within 400 metres of a transit stop. It is adjacent to a higher standard roadway (4 Street NW), has direct lane access, and is along a corridor targeted for intensification.

TRANSPORTATION NETWORKS

4 Street NW is classified as an “Urban Boulevard” and 29 Avenue NW is classified as a “Residential Street.” Parking is permitted on 29 Avenue NW and in the lane, but not along 4 Street NW. The site enjoys good access to transit with stops for Route 2 located approximately 100 metres away. Four blocks to the east, many routes stop along Centre Street and this site is also approximately four blocks away from a future Green Line LRT station.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional dwelling units without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability features were noted as part of this application. However, the application does propose to increase density in an inner-city location, contributing to our goals of building a more compact city.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

The Mount Pleasant Community Association provided a letter of support for the application and indicated that this is an ideal location for higher density redevelopment.

Citizen Comments

Five letters of opposition were received from residents. These letters outlined concerns regarding:

- maintaining the area's low density character;
- shadowing and view impacts;
- increases in traffic;
- perceived lack of community benefit;
- problems with parking;
- back alley clutter;
- decreases in property value; and
- misalignment with the current Area Redevelopment Plan.

Public Meetings

No public meetings were held regarding this application.

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APPENDIX I

APPLICANT'S SUBMISSION



Max Tayefi Architect Inc.

June 23, 2017

Re.: Reason for Land Use Re-Designation Application
Address: 466 – 4th Avenue NW
Legal:

To whom it may concern:

The property in question is located in Mount Pleasant community in NW Calgary at the intersection of 29 avenue and 4th street. It is currently designated as RC2 and the re-designation request is to M-C1 allowing for a three storey, 11 unit apartment building.

In accordance with the North Hill Area ARP, this development will provide the following:

- Provide inner city densification - including densification to the 4th street corridor, while providing densification to the edge of the block and the community – the neighboring buildings are two storey duplexes.
- Maintain low density housing character with top floor setback.
- Site parking access will be predominantly directly off 4th street (collector road) into the lane and not through the community.
- A design which is not monolithic, provides direct at-grade access to grade level suites; unobtrusive balconies – especially in the rear; residential finishes – stucco, wood accents, stone; contextual front setback with enhanced landscaping, rooftop terrace with planting.

In accordance with the goals of the Main Street Initiative, this re-designation will help the City achieve the Municipal Development Plan goals of increasing density. Re-zoning will help introduce building forms that work with the scale of the main street neighborhood while allowing for more housing choice and greater population. This will in turn, sustain existing City services and enhance the viability of local business.

Yours truly,
Max Tayefi, Architect, AAA

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APPENDIX II

AMENDMENTS TO THE NORTH HILL AREA REDEVELOPMENT PLAN

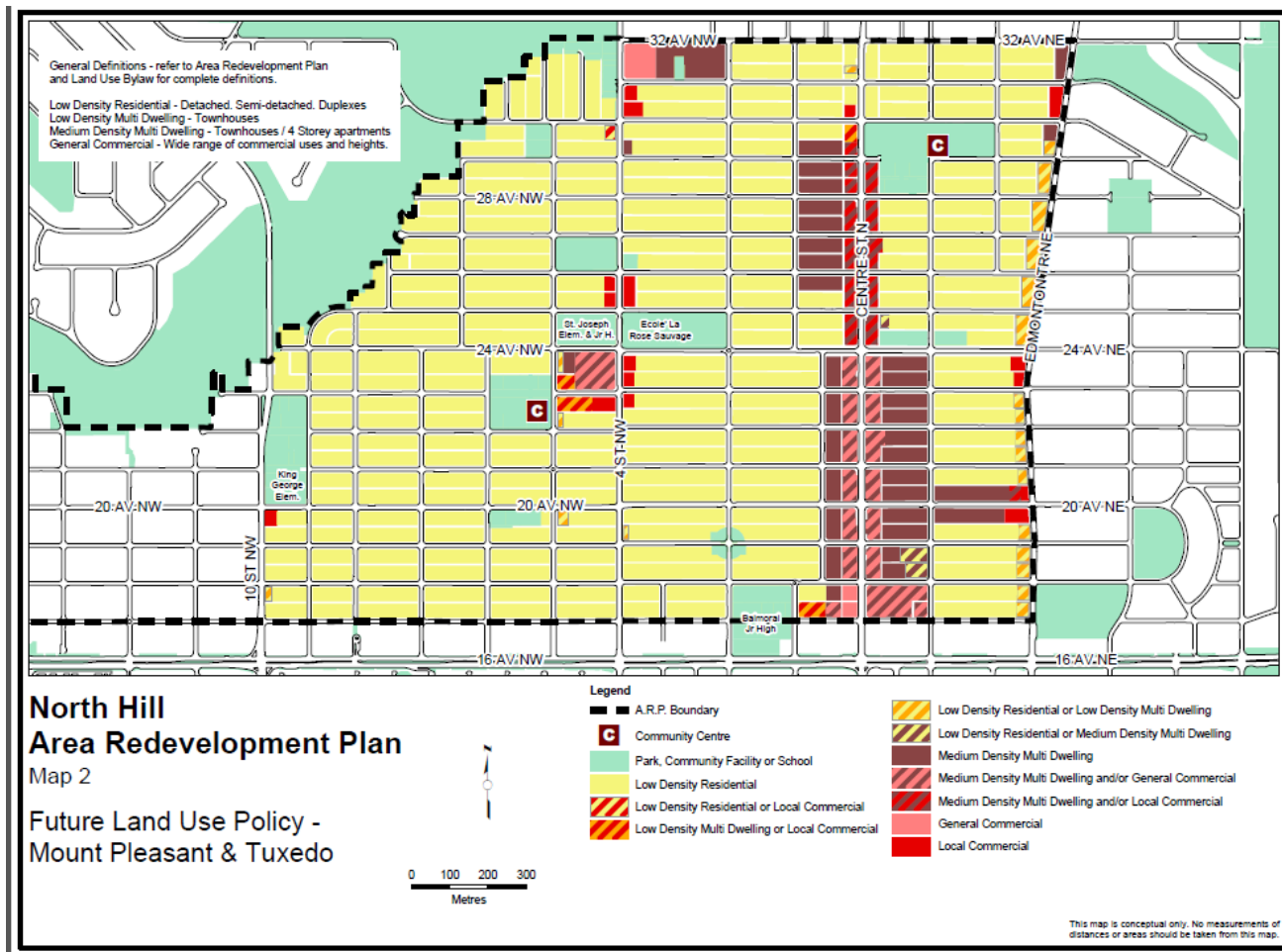
- (a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” (APPENDIX III).
- (b) In “Design Guidelines for Townhouses and Apartments,” under “Building Orientation and Entries,” add a new point “7” that states, “Development of 466 29 Avenue NW should front on to 4 Street NW and 29 Avenue NW, with individual, at-grade entrances provided on both frontages where possible. The design of a new building on this site should address the site’s prominent location along 4 Street NW,” and renumber accordingly.

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APPENDIX III

AMENDMENTS TO THE NORTH HILL AREA REDEVELOPMENT PLAN



**CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20**

**ISC: UNRESTRICTED
CPC2017-375
LOC2017-0186
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APPENDIX IV

LETTERS SUBMITTED

Received August 2, 2017

We have reviewed this application and discussed it with the applicant. We are supportive of high density redevelopment in our community when it is done in the right way and in appropriate locations, on the main roads.

We feel this rezoning is reasonable. It would bring higher density on the a busier street (4th Street) and improve the street image. We appreciate that there will be sufficient parking on site and hope the final development will have street friendly architecture, including entries if possible, on 4th street.

Chris Best
Mount Pleasant Community Association Board Director Planning, Transportation and Land Use (PTLU) Committee Chair