

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0320

Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165

EXECUTIVE SUMMARY

The application was submitted by the applicant Kumlin Sullivan Architecture Studio, on behalf of the property owner Ilda Ruffo, on 2019 October 13. The application proposes to change the designation of the site from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to allow for:

- single detached, semi-detached, duplex, rowhouse and townhouse buildings;
- a maximum building height of 12.0 metres, 3 to 4 storeys (a change from the current rule which has no maximum);
- a maximum of 37 dwelling units (an increase from the current 1 unit maximum) based on the density of 30 units per hectare; and
- the uses listed in the M-CG District.

An amendment to the *Patterson Heights (Strathcona Cell “A”) Concept Plan* is required to accommodate the proposed land use redesignation. The proposal is in keeping with the applicable policies of the *Municipal Development plan* and the objectives of the *Patterson Heights Concept Plan* as amended.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommend that council hold a Public Hearing; and

1. **ADOPT**, by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell “A”) Concept Plan (Attachment 2); and
2. **ADOPT**, by bylaw the proposed redesignation of 1.24 hectares ± (3.0 acres ±) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd30) District; and
3. Give three reading to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This application was submitted to The City on 2019 October 13 by the applicant Kumlin Sullivan Architecture Studio on behalf of the property owner Ilda Ruffo. The site is located in the community of Patterson on Prominence Way SW, south of Patina Drive SW. Patterson is subject to the recommended policies within the *Patterson Heights (Strathcona Cell "A") Concept Plan* which recommends policies and action in relation to development within the community.

The applicant's original submission proposed a redesignation to Multi-Residential – Contextual Medium Profile (M-C2d46) District in order to facilitate the development of a 55-unit multi-residential development, which would have included a mix of rowhouse and apartment buildings. Administration indicated to the applicant that there were concerns for the proposal as the site is surrounded by mostly low density residential development in the form of single and semi-detached dwellings, with no other M-C2 Districts or apartment buildings within its vicinity. Further, the proposal would not be supported as it was not in alignment with applicable policies within the *Municipal Development Plan* (MDP), which relate to modest redevelopment in Established Areas and new developments incorporating appropriate densities. In Administration's interpretation this would mean that a 55-unit multi-residential development, which would include apartment buildings with maximum heights of 16.0 metres, would not fit contextually between a 20 unit rowhouse development to the north and semi-detached housing to the south, which have maximum heights of 12.0 and 10.0 metres, respectively.

As such, Administration recommended that the applicant consider amending the application to the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District, which would provide for a 37-unit townhouse development, and contain provisions for a lower building height and interface with the existing low density development. Following further discussions with Administration, the applicant decided to follow Administration's recommendation for a reduced density and amended the application.

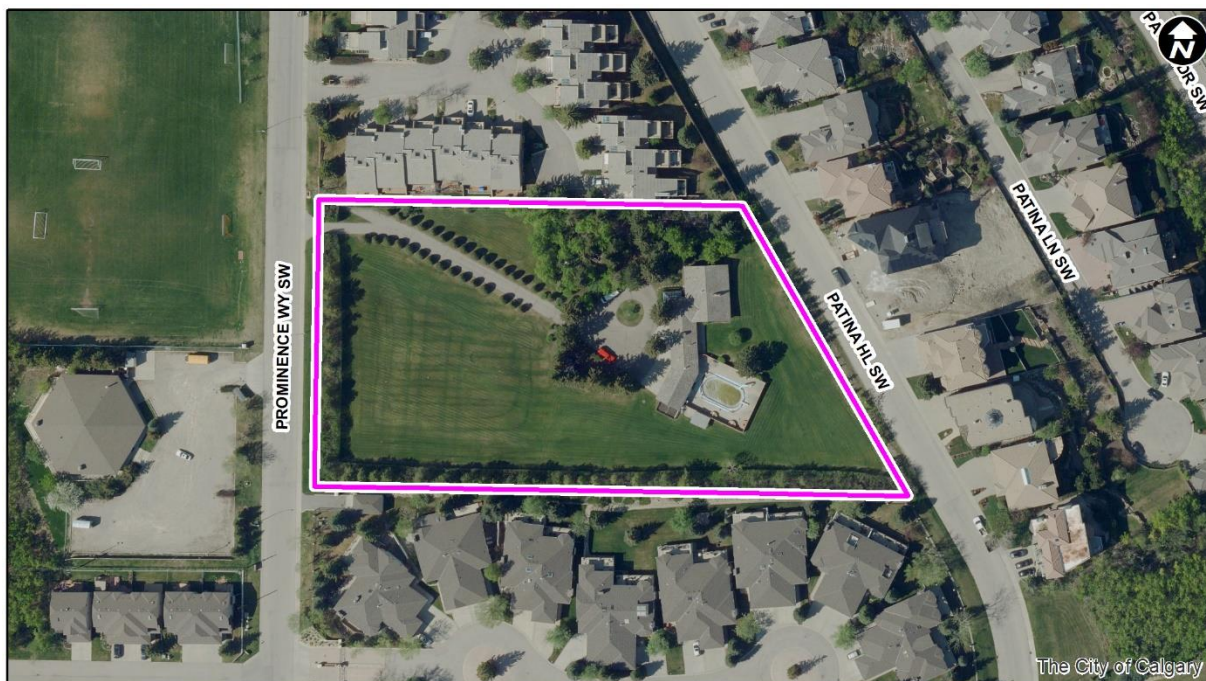
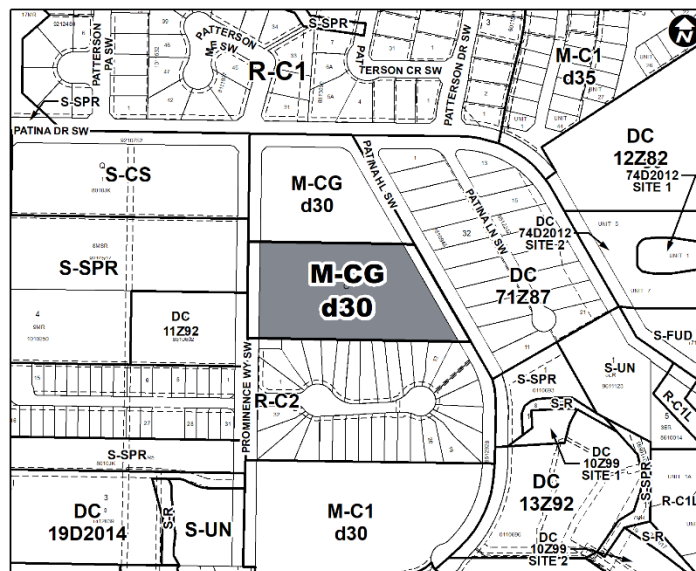
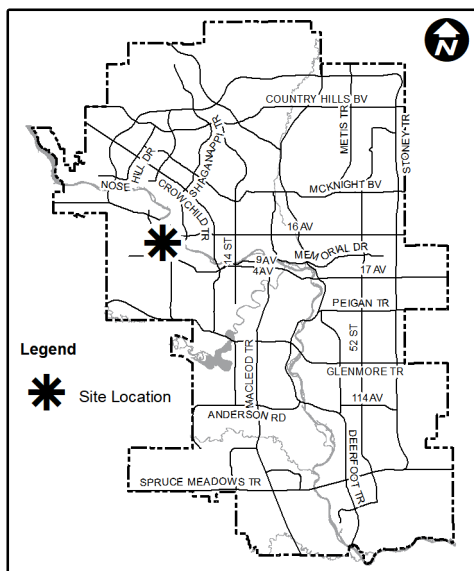
Although a development permit has not been submitted, the Applicant's Submission (Attachment 1) indicates that the intention of the redesignation is to facilitate a multi-residential development in line with the rules of the M-CG District, and to provide a compatible interface with the existing developments on adjoining parcels.

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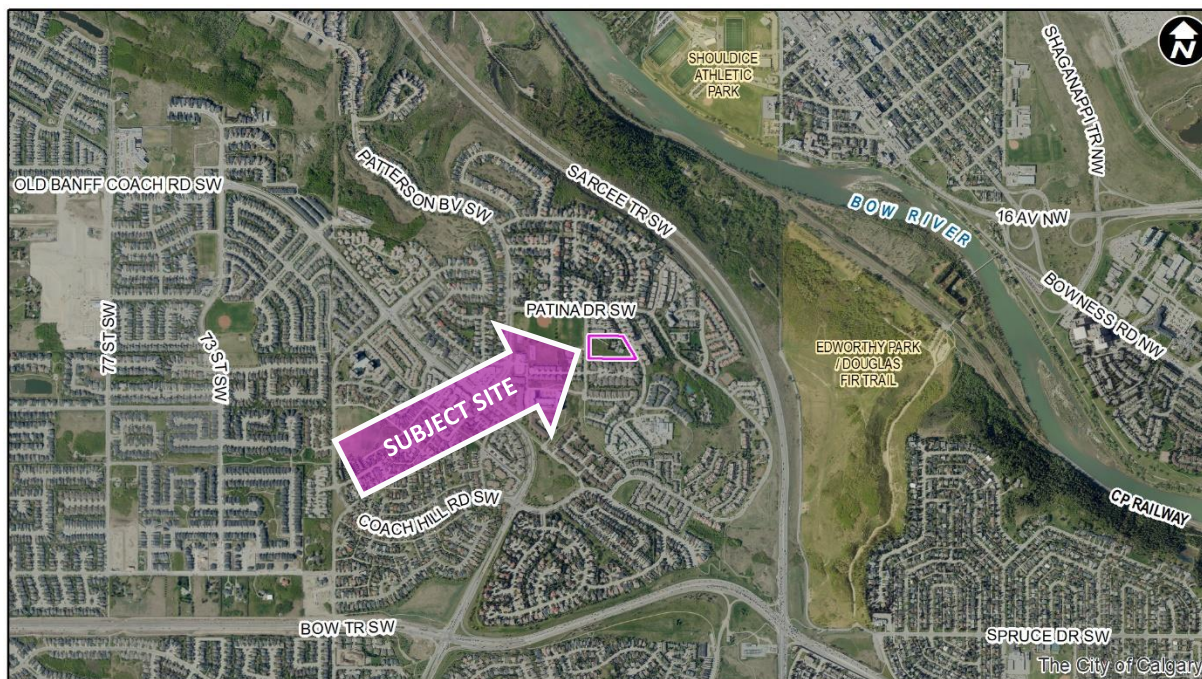
Location Maps



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SITE CONTEXT

The subject site is located on Prominence Way SW, west of Patina Hill SW and south of Patina Drive SW in the community of Patterson and currently contains one single detached dwelling with no rear lane access. The site slopes downwards to Patina Hill SW. Access is currently from Prominence Way SW, and not Patina Hill SW, due to the slope conditions. The subject site is approximately 1.24 hectares in size with approximate dimensions of 171 metres by 95 metres.

The land use in the area is a mixture of low-to-medium residential land use districts to the east, west and south, developed with single and semi-detached dwellings and rowhouse and townhouse buildings, designated as DC Direct Control District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District.

To the north, lands are predominantly low density residential development (developed with single detached dwellings) and designated as Residential – Contextual One Dwelling (R-C1) District. Prominence Park is located directly across the street which is developed with a baseball diamond and hockey rink designated as Special Purpose – School, Park and Community Reserve (S-SPR District) and Special Purpose – Community Service (S-CS) District. There is also a church (Word of Life Christian Church) located across the street which is designated as DC Direct Control District.

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As identified in Figure 1, Patterson's population reached its peak in 2014.

Figure 1: Community Peak Population

Patterson	
Peak Population Year	2014
Peak Population	4,350
2019 Current Population	4,202
Difference in Population (Number)	-148
Difference in Population (Percent)	-3.40%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are compatible with the established building forms of the existing neighbourhood. Though a minor amendment to the *Patterson Heights (Strathcona Cell "A") Concept Plan* is recommended, the proposal meets the general objectives of the plan as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is intended to be applied to lands that are awaiting urban development and utility servicing and to provide for a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of development. Permitted uses include single-detached dwelling and manufactured home. The S-FUD district does not provide a maximum building height rule.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd30) District is a designation that provides for multi-residential development designed to provide some or all units with direct access to grade, in a variety of forms (i.e. rowhouse or townhouse), of low height and density and is intended to be in close proximity or adjacent to low density residential development. It allows for a maximum building height of 12 metres and a maximum density of 30 units per hectare, which equates to 37 units on the subject site. The proposed land use is the same district, and density modifier, as the parcel directly to the north and provides a maximum height of 12.0 metres, which is only 2.0 metres higher than the development directly to the south (designated R-C2), which is in contrast to the previous proposal that would have seen a 6.0

Approval(s): S. Lockwood concurs with this report. Author: J. Friedman

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metre height difference. Further, the M-CG District contains provisions which lowers building heights within closer proximity of a low density residential district.

Development and Site Design

The rules of the proposed M-CG District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring that the building form appropriately transitions to the existing low density development to the south and west;
- ensuring an engaging interface along Prominence Way SW and Patina Hill SW;
- emphasizing at grade entrances; and
- definition of front yard amenity space for individual units.

A bareland condominium will be applied for the development, which triggers the requirement for Municipal Reserve (MR). The application was presented to the Joint Use Coordinating Committee (JUCC) 2019 December 09, with a recommendation for a cash in lieu payment for the MR. Cash in lieu was supported by JUCC for the following reasons:

- There is sufficient Park open space in Patterson;
- The development is directly adjacent to existing adjacent Park open space (Prominence Park – soccer, baseball, playground, badminton, etc.), and other open spaces nearby; and
- This is a relatively small parcel, proposed for infill development, which makes it unfeasible to provide a practical, useable Park reserve area.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from Prominence Way SW and Patina Hill SW, there is no rear lane for this site. It is recommended that vehicle access to the site continued to be restricted to Prominence Way SW due to the sloping conditions within portions of site adjacent to Patina Hill SW.

The area is served by Calgary Transit with the 69 Street LRT Station, within approximately 2.7 kilometres walking distance of the site on Old Banff Coach Road SW / Strathcona Boulevard SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's on Patina Hill SW, however it is regulated on Prominence Way SW. The site is approximately 105 metres from the transit stop, servicing the Route 93 and offer service to the 69 Street SW LRT Station.

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Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the subject lands. Any future upgrades to these services or to the City network will be determined at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders. Notification letters were sent to adjacent land owners and the application was advertised on-line.

The application was circulated to the Coach Hill/Patterson Heights Community Association. No comments were provided at the time of writing this report.

The applicant discussed the application with the Community Association on 2019 June 20. The Community Association was supportive of the original submission.

The applicant had begun preparations for a public information session on 2020 March 25 at the Coach Hill Patterson Heights Community Association building. The applicant also met Administration to discuss the format of the meeting and the information that was to be presented. However due to the COVID-19 pandemic, the information session was appropriately cancelled.

Administration received 23 letters in opposition to the original submission which was the proposed redesignation to the Multi-Residential – Contextual Medium Profile (M-C2) District with the following comments:

- not in alignment with the Patterson Heights Concept Plan;
- proposed building heights;
- impacts on privacy, sunlight, views and the natural beauty of the area;
- impacts on wildlife and vegetation within and around the site;
- increase in on-street parking which is already limited (church and sports activities);
- increase in traffic and traffic noise;
- local roads are over capacity;
- safety concerns with the increased traffic on Prominence Way SW;
- local infrastructure and utilities which already at capacity and cannot support more density;
- inappropriate proposed density and scale of development (only single detached dwellings would be appropriate);
- impact on existing character of the neighbourhood;
- short of amount to comment on the proposal;
- no visible public posting of the proposal on the subject site;
- no public consultation prior to the formal application by the applicant;

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- not enough information on the future development (i.e. where buildings will be placed); and
- impact of future construction (i.e. dust and debris).

Administration received one letter in support for the original submission with the following comments:

- existing trees around the property should be maintained;
- landscaping should be open and inviting to the community; and
- a public space should be included in a future development.

Administration considered all relevant planning issues specific to the proposed redesignation and worked with the applicant to facilitate the recommended (amended) proposal. As mentioned, the applicant's original submission proposed a development of a 55-unit multi-residential development, a mix of townhouse and apartment buildings. Based on the review of the relevant policy and assessment of the existing character of the surrounding neighbourhood and public feedback, Administration indicated to the applicant that the proposal would not be supported.

Administration recommended that the applicant consider revising the application to the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District, for a multi-residential development of approximately 37 units, which would provide a more appropriate land use, transition and interface with the existing low density residential development. Following further discussions with Administration, the applicant decided to follow Administration's recommendation and amended the application. The design compatibility and parking requirements will be reviewed at the development permit stage. This will assist in managing concerns related to privacy, shadowing, massing and other built form considerations. Further review would be undertaken when a development permit is submitted.

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 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 the efficient use of land.

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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 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 subject site is located within the Residential – Developed – Established area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposal is in keeping with relevant MDP policies, as the rules of the M-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density. It is also an appropriate transition from the parcel directly to the north which is also designated M-CG.

Patterson Heights (Strathcona Cell “A”) Concept Plan (Non-Statutory – 2014)

The subject site is located in the Low Density Single Family Residential Area as identified on Map of the [Patterson Heights \(Strathcona Cell “A”\) Concept Plan](#) which envisions redevelopment in the form of detached and semi-detached residential buildings.

In order to accommodate the proposal, a minor map amendment to the Concept Plan is required (Attachment 2). This proposed amendment would identify the site as Low/Medium Density Multi Family Residential Area. The proposed amendment to the Concept Plan is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site’s location which is directly adjacent to a medium density land use district.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2014)

These criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning, such as the MDP or local area policy plans to assist in determine the appropriateness of an application in the local context.

The subject parcel meets the majority of the location criteria such as:

1. proximity to other multi-unit and non-residential development,
2. 400 metres of a transit stop, and
3. adjacent to or across from an existing open space.

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Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing land use district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 presents no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the objectives of the *Patterson Heights (Strathcona Cell "A") Concept Plan*. The proposed M-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in residential density. In addition, the subject site is located within walking distance of transit stops, is in proximity to commercial, non-residential and multi-residential development and directly across from an existing open space.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to Patterson Heights (Strathcona Cell "A") Concept Plan