

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0644

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601 20 Avenue NW, LOC2020-0029

EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2020 February 19 on behalf of landowner SNH Developments Limited. The application proposes to change the land use designation from Residential – Contextual One / Two Dwelling (R-C2) to Residential – Grade-Oriented Infill District (R-CG) to allow for:

- rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum number of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the R-CG District.

A minor amendment to Map 2 of the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is aligned with the applicable policies of the *Municipal Development Plan* (MDP).

A Development Permit (DP2020-1992) application for a rowhouse building containing three units, with three secondary suites has been submitted by Formed Alliance Architecture Studio on 2020 March 31 and is under review by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 601 20 Avenue NW (Plan 29340, Block 19, Lots 40 and a portion of 39) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This policy and land use amendment application was submitted by Civicworks Planning + Design on behalf of the land owner, SNH Developments Limited on 2020 February 19. The applicant's submission (Attachment 2) indicates that the intent is to provide modest densification in the form of a three-unit rowhouse and accompanying secondary suites to each dwelling unit.

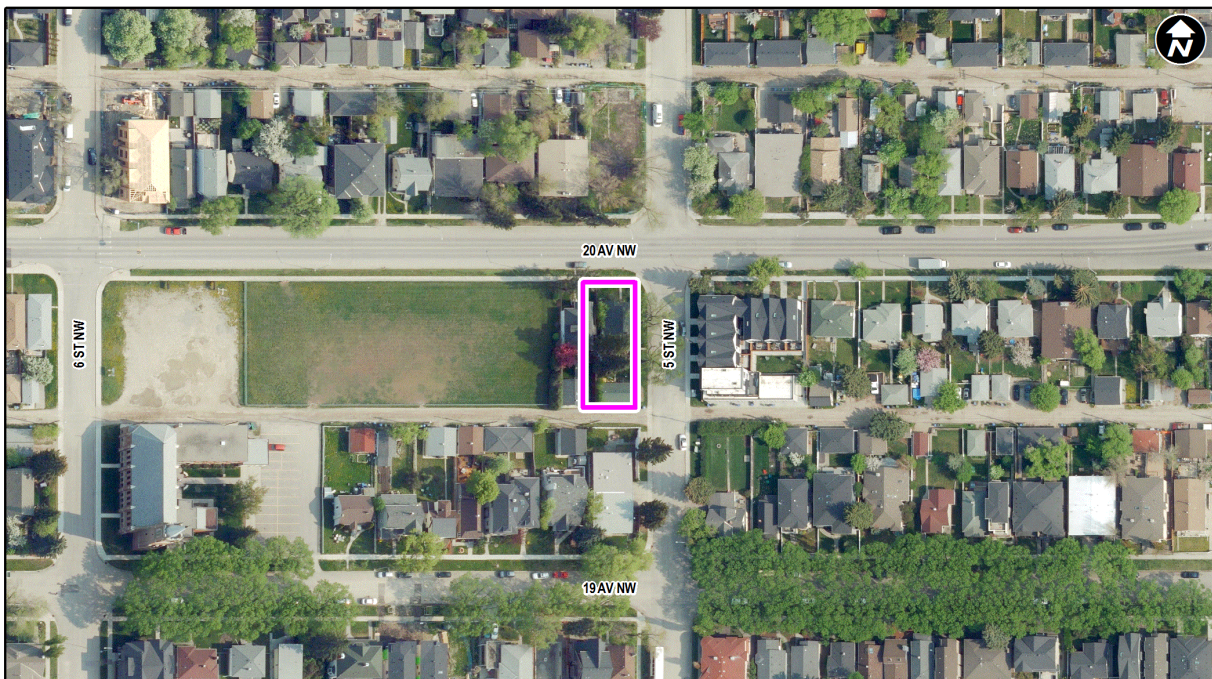
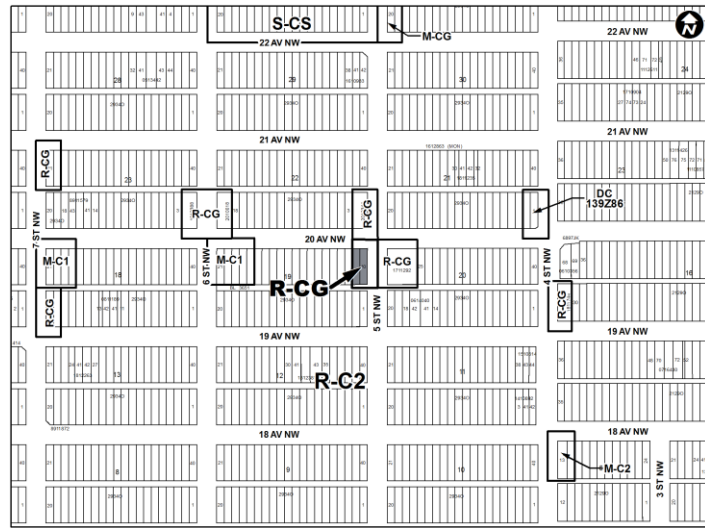
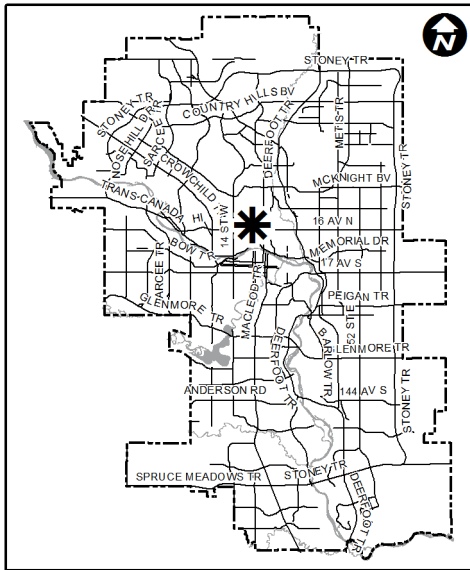
A development permit for a three-unit rowhouse, with three secondary suites has been submitted by Formed Alliance Architecture Studio on 2020 March 31 and is under review. See the Development Permit Summary (Attachment 3) for additional information.

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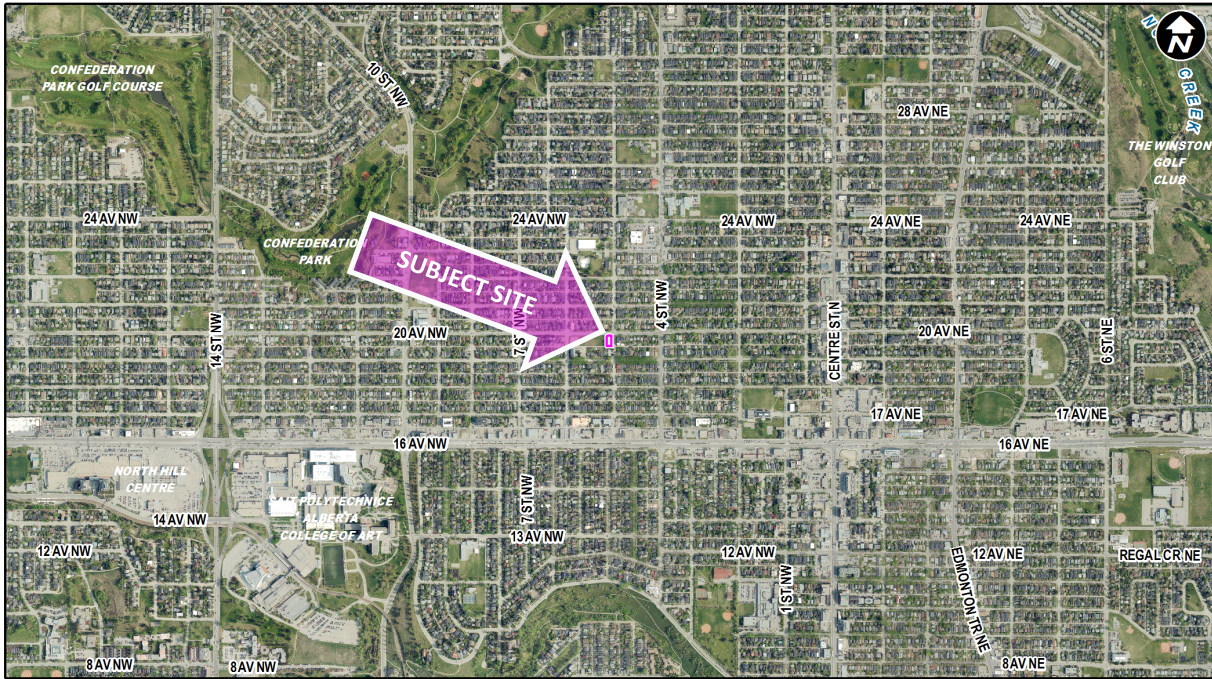
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Location Maps



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Site Context

This flat 0.05 hectare site is located in the community of Mount Pleasant, immediately to the south and west of the intersection of 20 Avenue and 5 Street NW. It is currently developed with a single detached dwelling and accessory building (garage) adjacent to the lane, but accessed from 5 Street NW.

The general area is low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. However, two of the three corners opposite this site are designated R-CG and a parcel on the west side of St. Joseph Park is designated Multi-Residential – Contextual Low Profile (M-C1) District. The southern boundary is formed by the lane, providing access to both this and the neighbouring dwelling and the rear of dwellings fronting onto 19 Avenue NW. There is a single detached residential property immediately to the west, between the subject parcel and St. Joseph Park.

Figure 1 provides an overview of the demographics of Mount Pleasant, based on the most recent census (of 2019).

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Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner-city area and allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed further in this report.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 district.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses, and secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of four dwelling units.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, 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 both the 5 Street NW and 20 Avenue NW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- improving pedestrian connections along 5 Street NW by ensuring principal vehicle access to the site is off the lane;

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- seeking to retain the mature trees on the site;
- further evaluation of the secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- mitigation of shadowing, overlooking, and privacy concerns.

The corner lot location, direct lane access, proximity to commercial uses on both 16 Avenue N and 4 Street NW, nearby transit availability and open spaces; lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

A development permit application is currently under review for a rowhouse development on this site.

Transportation

Pedestrian access is available from existing sidewalks on 5 Street NW and 20 Avenue NW. While on-street parking is available in this general area, vehicular access for a rowhouse development would be available from the lane.

There are good public transit links within 200 metres of the site. Bus service 404 is available past the site on 20 Avenue NW, while both Route 404 and Route 2 are available on 4 Street NW, less than 150 metres away. The Bus Rapid Transit MAX Orange line is available at the intersection of 4 Street NW and 16 Avenue N, a distance of less than 200 metres from the site (approximately a 2.5 minute walk).

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site.

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.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Mount Pleasant Community Association provided a letter of support for this application, noting that the proposed land use aligns with its vision for the community. It also acknowledged the level of engagement that the applicant has undertaken.

The applicant undertook a wider public engagement process as briefly outlined below:

- 2020 February 20 – Summary of development shared with Community Association and Ward Councillor;
- 2020 February 24 – Approximately 100 postcards hand delivered, including contact details (specific project email address and phone line);
- 2020 February 25 – large on-site signage provided (to remain until Council decision); and
- 2020 March 10 – Meeting held with the Mount Pleasant Community Association Planning and Development Committee (Administration not in attendance);

A copy of the Applicant Outreach Summary is attached at Attachment 4.

Comments have been received from one concerned citizen opposed to the proposed policy and land use amendment. The comments relate to the intensification of the use and issues relating to secondary suites, traffic generation and parking. Those comments are more appropriate to the future development of the land and will be fully considered at the development permit stage.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

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.

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.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Mobility choices are increased through the proximity of a variety of transit options and the ability to exploit local commercial and social spaces near to the site align with section 2.6 of the MDP.

Climate Resiliency Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Residential category of the [North Hill ARP](#), which allows for single and semi-detached dwelling types. Low density areas are intended to maintain the stability in the policy study area and to protect the existing residential character and quality of the neighbourhood.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential or Low Density Multi Dwelling typology. Policy considerations encourage a modest increase in density with a greater variety of housing types while still being in scale with the existing context. Appropriate dwelling types include rowhouse, amongst other low-density dwellings noted in the ARP.

The *North Hill ARP* has been reviewed by Administration as part of the proposed [North Hill Communities Local Area Plan](#) (LAP), which received support at the Standing Policy Committee on Planning and Urban Development (PUD2020-0164) on 2020 March 04.

The *North Hill Communities LAP* is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

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Social, Environmental, Economic (External)

The proposed R-CG land use district will provide a further range of housing types than the existing R-C2 District. This allows for a wider range of housing types and as such, the proposed changes 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 there are 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 aligns with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended. The proposal represents a low density building form that would allow for a modest increase in density for an established area parcel but still be compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment in an established area that is near commercial, school, and open space amenities and has safe, easy access to a regular and rapid transit services.

ATTACHMENT(S)

1. Proposed Amendment to the North Hill Area Redevelopment Plan
2. Applicant's Submission
3. Development Permit (DP2020-1992) Summary
4. Applicant Outreach Summary