

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
Corrected CPC2020-0872

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196

EXECUTIVE SUMMARY

This application was submitted by Modern Office of Design & Architecture on behalf of the developer The Providence Group and the landowner 1615264 Alberta Ltd (Heather Robillard) on 2019 December 18. The application proposes to change the designation of the properties from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.0h22) District to allow for:

- multi-residential development as well as a limited range of commercial uses;
- a maximum building height of 22 metres (an increase from the current maximum of 16 metres);
- a maximum building floor area of approximately 11,600 square metres (an increase from the current maximum of 9,700 square metres); and
- the uses listed in the M-H1 District.

An amendment to the *Crescent Heights Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP).

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.39 hectares ± (0.96 acres ±) located at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE (Plan 1332N, Block 5, Lots 1 to 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.0h22) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This application was submitted by Modern Office of Design & Architecture on behalf of the developer The Providence Group and the landowner 1615264 Alberta Ltd (Heather Robillard) on 2019 December 18. A development permit application has not been submitted.

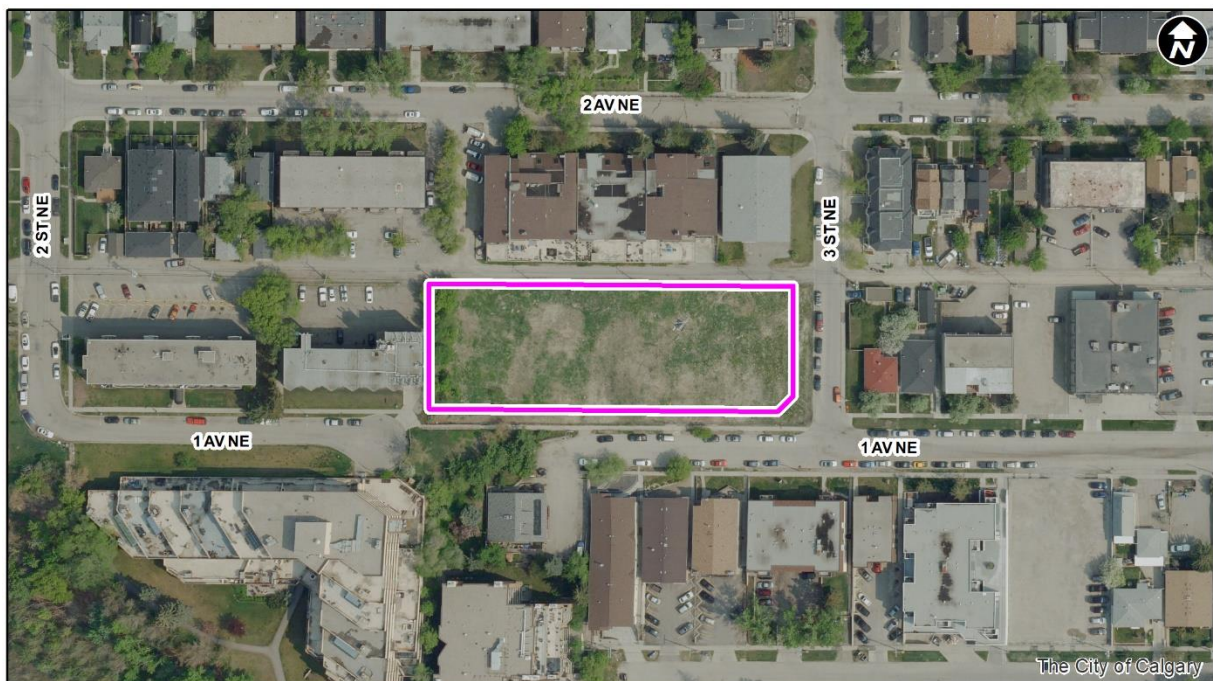
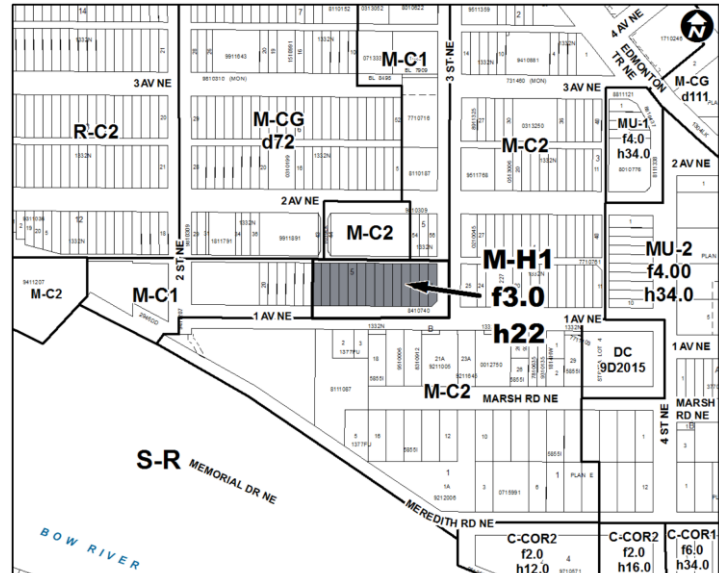
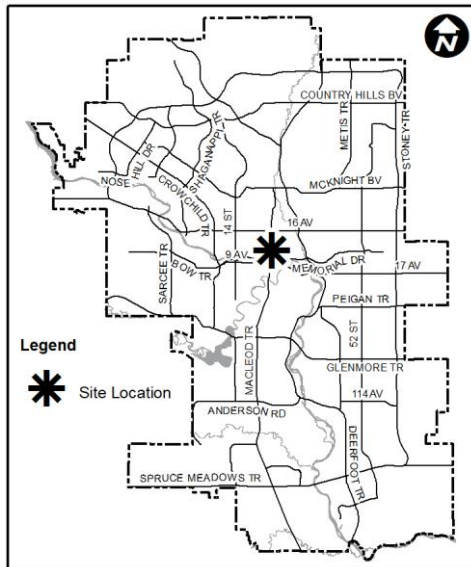
As stated in the Applicant's Submission (Attachment 1), the proposed land use redesignation will allow for six storey multi-residential development that is split into three buildings above grade with an underground parkade.

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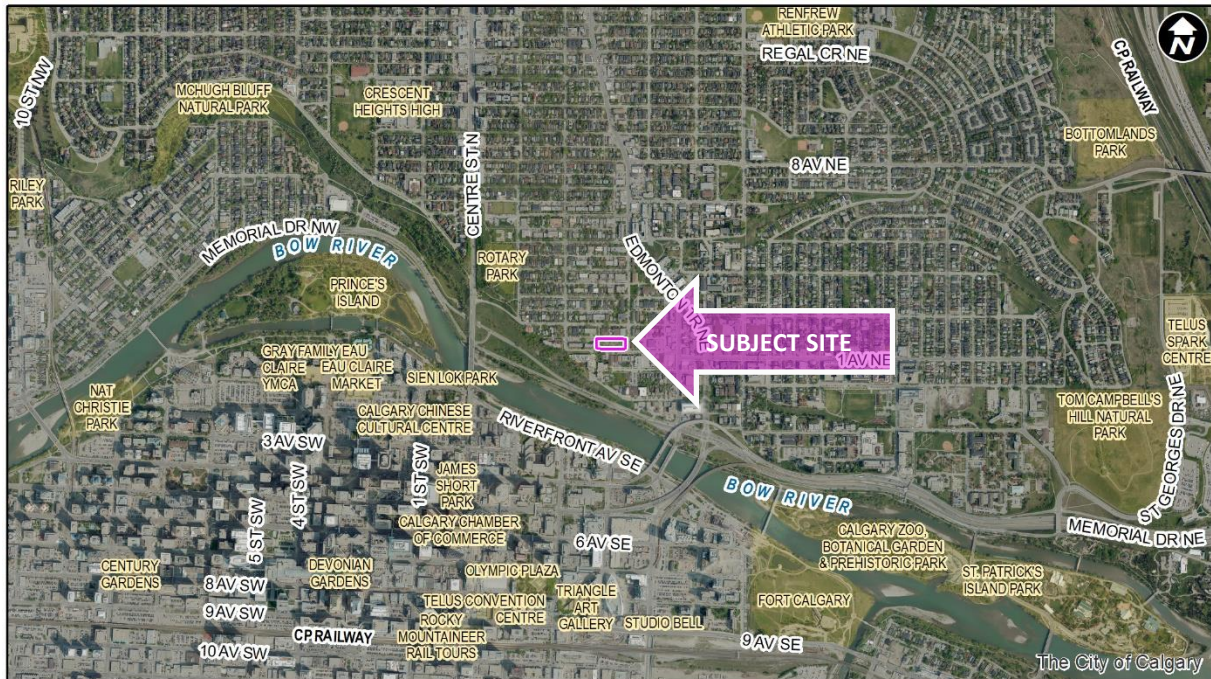
Location Maps



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Site Context

The subject site currently includes eight parcels and is located in the community of Crescent Heights at the northwest corner of 1 Avenue NE and 3 Street NE. The site is approximately 0.39 hectares (0.96 acres) in size, and is approximately 37 metres wide by 106 metres long. The site has a significant slope, with an elevation drop of approximately 13.5 metres (45 feet) from west to east with the lowest portion of the site adjacent to 3 Street NE. The parcel is currently vacant.

Surrounding development is generally apartment style, multi-residential development designated Multi-Residential – Contextual Grade – Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District and Multi -Residential – Contextual Medium Profile (M-C2) District. There is also a single detached dwelling to the east of the site that is designated Multi -Residential – Contextual Medium Profile (M-C2) District.

The Central Library, Bow Valley College and the City Hall LRT station are a 15 minute walk (1.2 kilometres) to the south of the site. The Rotary Off Leash dog park is a 5 minute walk (450 metres) to the northeast of the site. The site is also in close proximity (400 metres) to the recently redeveloped Meredith Block at 611 Meredith Road NE. Access to the Bow River pathway system near the Reconciliation Bridge is a seven minute walk (550 metres) to the southeast of the site.

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As identified in *Figure 1*, the community of Crescent Heights reached Peak population in 2019.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Population	6,620
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 [Crescent Heights](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a two storey increase to the maximum building height for multi-residential development in an inner-city area. The proposal retains a medium-density typology as the proposed building height and floor area ratio modifiers will limit the potential residential development to six storeys with a maximum floor area ratio of 3.0. This proposed land use redesignation generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing MC-2 District is a residential designation applied to developed areas that is primarily for Multi-Residential Development of medium height and medium density. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16 metres.

The proposed M-H1 District is a residential designation applied to developed areas that is primarily for taller Multi-Residential Development with high density. The M-H1 District allows for a maximum floor area ratio of 4.0, but this application proposes a floor area ratio modifier to limit the maximum floor area ratio to 3.0. The M-H1 District allows for a maximum building height of 26 metres, however this application proposes a height modifier to limit the maximum building height to 22 metres.

The height and floor area ratio modifiers are included with this proposed land use for compatibility with existing development adjacent to the site.

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Development and Site Design

The rules of the M-H1 District and policies of the *Crescent Heights ARP* will provide guidance for future site development including appropriate uses, building massing, access, height, landscaping and parking. Administration will provide particular attention to access and fire servicing when a future Development Permit is applied for.

As per [The City of Calgary Slope Adaptive Development Policy and Guidelines](#), the development should be planned to minimize potential soil, geological and drainage problems. Also, site planning should minimize grading, maximize views and endeavor to maintain access to solar energy.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 1 Avenue NE. Construction of a sidewalk adjacent to the development along 3 Street NE will be required at the development permit stage. Direct vehicular access for new development will be limited to 3 Street NE only. The site is serviced by Calgary Transit with bus stops located approximately 210 metres away on 4 Street NE and 550 metres away on Centre Street N. The City Hall LRT Station is a 15 minute walk (1.2 kilometres) to the south of the site.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

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

Utilities and Servicing

Public water mains are not available for connection to this site, and a water main extension will be required at the developer's expense. Previous discussions with Water Resources on this site have concluded that construction of a 250 millimetre main in the 3 Street NE right-of-way will be required that spans from 2 Avenue NE to 1 Avenue NE.

Sanitary sewer is available for connection from 1 Avenue NE. Storm sewer is available for connection from 3 Street NE.

Individual servicing connections, as well as appropriate stormwater management and slope stability will be considered and reviewed as part of a development permit.

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Climate Resilience

The applicant has stated that electric vehicle charging stations will be provided and rooftop garden plots for local food production will also be included with the development. Additional opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

The Crescent Heights Community Association provided a letter (Attachment 3) noting support of the application.

Administration received 11 public responses stating opposition. The responses included many reasons for opposition including concerns related to shadowing, views to downtown, parking, and property values.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site. The proposed M-H1 District is a residential designation applied to developed areas for sensitive intensification with consideration for adjacent development. A height modifier is included with the proposed land use redesignation to limit building height to six storeys (22 metres), along with future slope adaptive design to mitigate shadowing and integration with adjacent development. The design compatibility will be reviewed at the development permit stage, as well as parking requirements. 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of

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promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) is The City's broad vision for how Calgary grows and develops over the next 30 to 60 years with an emphasis on planning and building compact communities. Diversity in land uses, intensities, and housing generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change.

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

The proposal is in keeping with relevant MDP policies as the proposed M-H1 District with a maximum building height of 22 metres and floor area ratio of 3.0 would provide for six-storey residential development, which is consistent with adjacent residential development and sensitive to the neighbouring context.

Crescent Heights Area Redevelopment Plan (Statutory – 1997)

The parcel is located within the Medium Density Multi Dwelling category of the [Crescent Heights ARP](#). The policy for this area currently provides for a variety of housing types up to four-storey apartments

To accommodate the proposed M-H1 District and subsequent development, a minor text amendment is required to allow for up to six storeys on this site. A six-storey multi residential development exists at a location adjacent to the site and the amendment is in keeping with the existing neighbourhood context. The additional building height will allow for sensitive intensification, slope adaptive design and more efficient use of existing infrastructure and services in the area.

In addition, the *Crescent Heights ARP* has been reviewed by Administration as part of the proposed [North Hill Communities LAP](#), which received support at the Standing Policy Committee on Planning and Urban Development (PUD2020-0164) on 2020, March 4. The *North Hill Communities LAP* is recommended for approval by Council in 2020 Q3. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The applicant has stated that electric

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vehicle charging stations will be provided and rooftop garden plots for local food production will also be included with the development, aligning with Programs 4 and 7 of the *Climate Mitigation Action Plan*. Additional opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Social, Environmental, Economic (External)

The recommended land use will allow for redevelopment of a vacant inner city site in close proximity to downtown. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. The ability to develop up to six storeys will make more efficient use of the land, existing infrastructure and services.

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 land use amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time. All necessary upgrades are at the sole cost of the developer.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Crescent Heights Area Redevelopment Plan*, as amended. The proposed Multi-Residential – High Density Low Rise (M-H1) District is a residential designation applied to developed areas. The proposed land use would allow for a potential building type that is consistent with the adjacent residential development and responsive to the sloping site. The proposed height and floor area ratio limitations, along with slope adaptive design best practices will provide for sensitive intensification within the existing neighbourhood context.

ATTACHMENTS

1. Applicant Submission
2. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
3. Community Association Comments