

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
Corrected CPC2020-0781

Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on 2020 March 06 on behalf of landowner Mattamy (Northpoint) Limited. The application proposes a land use redesignation of approximately 2.38 hectares (5.87 acres) in the community of Cityscape from DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District. The proposed land use redesignation will allow for:

- an anticipated 54 single detached homes, but may also include semi-detached dwellings, cottage housing clusters and rowhouse development, all of which may include secondary suites; and
- a new lotting pattern and street layout for this portion of the originally approved outline plan to include lanes and a short cul-de-sac.

This application is accompanied by an Outline Plan Application (CPC2020-0782) for approximately 2.21 hectares (5.45 acres) that proposes minor amendments to the previously approved subdivision layout for a portion of the neighbourhood of Cityscape. The proposal conforms to relevant policies of the *Municipal Development Plan* (MDP) and *Northeast Community 'A' Area Structure Plan* (ASP).

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.38 hectares \pm (5.87 acres \pm) located at 167 **Cityside** Grove NE (Plan 2010405, Block 24, Lot 2) from DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District.
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 2.38 hectares \pm (5.87 acres \pm) located at 167 Cityside Grove NE (Plan 2010405, Block 24, Lot 2) from DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District.
2. Give three readings to **Proposed Bylaw 124D2020**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group, on behalf of the landowner Mattamy (Northpoint) Limited, submitted the subject application to The City on 2020 March 06 and provided a summary of their proposal in the Applicant's Submission (Attachment 1).

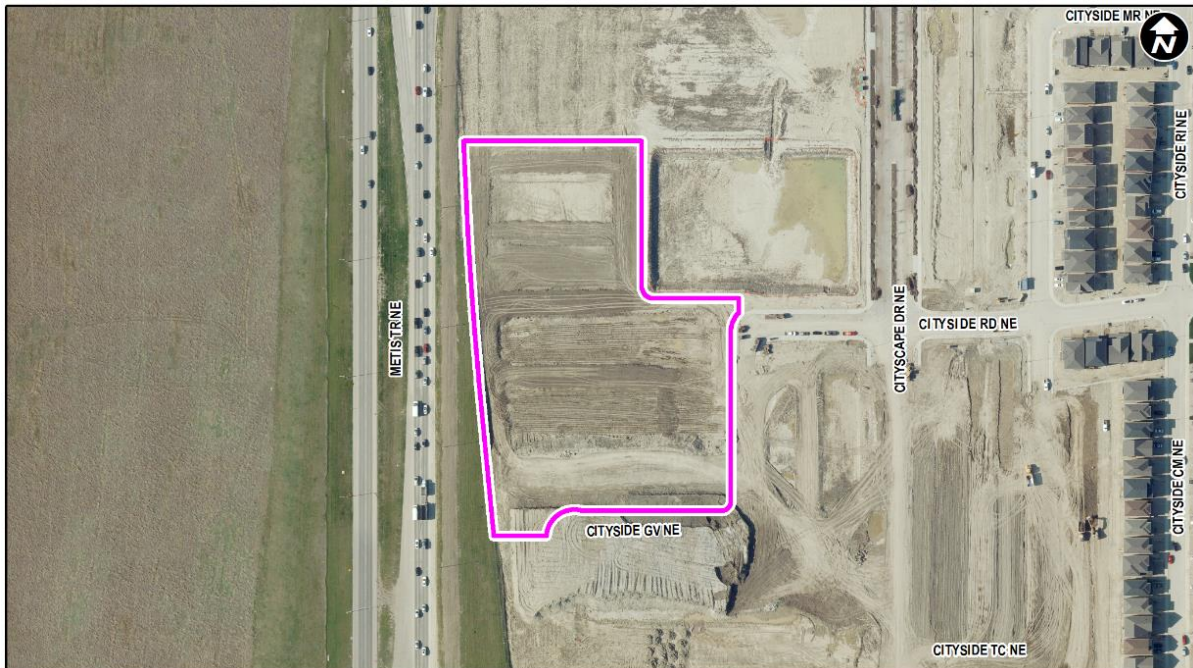
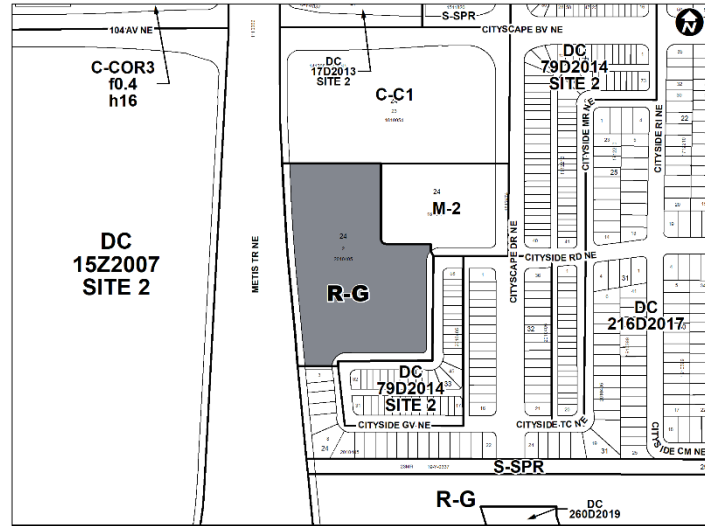
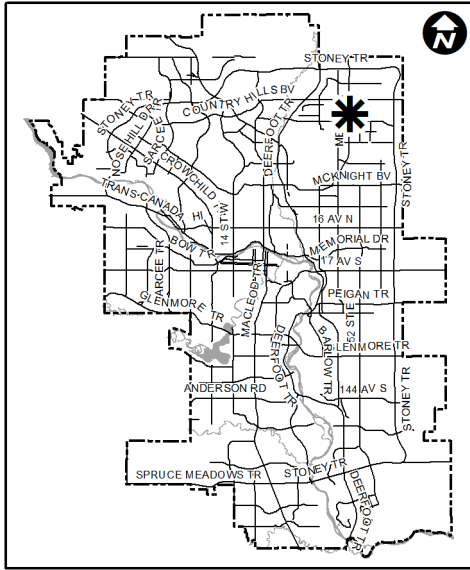
An outline plan LOC2013-0058 (Attachment 3) was approved in 2014 for a 45-hectare (117 acre) portion of Cityscape and includes the area that is subject to the proposed application. The 2014 approval constituted the second stage of Cityscape's three stage development plan. The lands located within plan area were to be designated to a variety of residential and special purpose land use districts including the preservation of natural wetlands located within Stage 2 lands. The proposed residential uses were to include a variety of forms consisting primarily of single detached dwellings, street-orientated rear lane housing, along with back-to-back village homes. The plan area was to consist of a total of 534 residential dwellings resulting in an overall density of 24 units per hectare.

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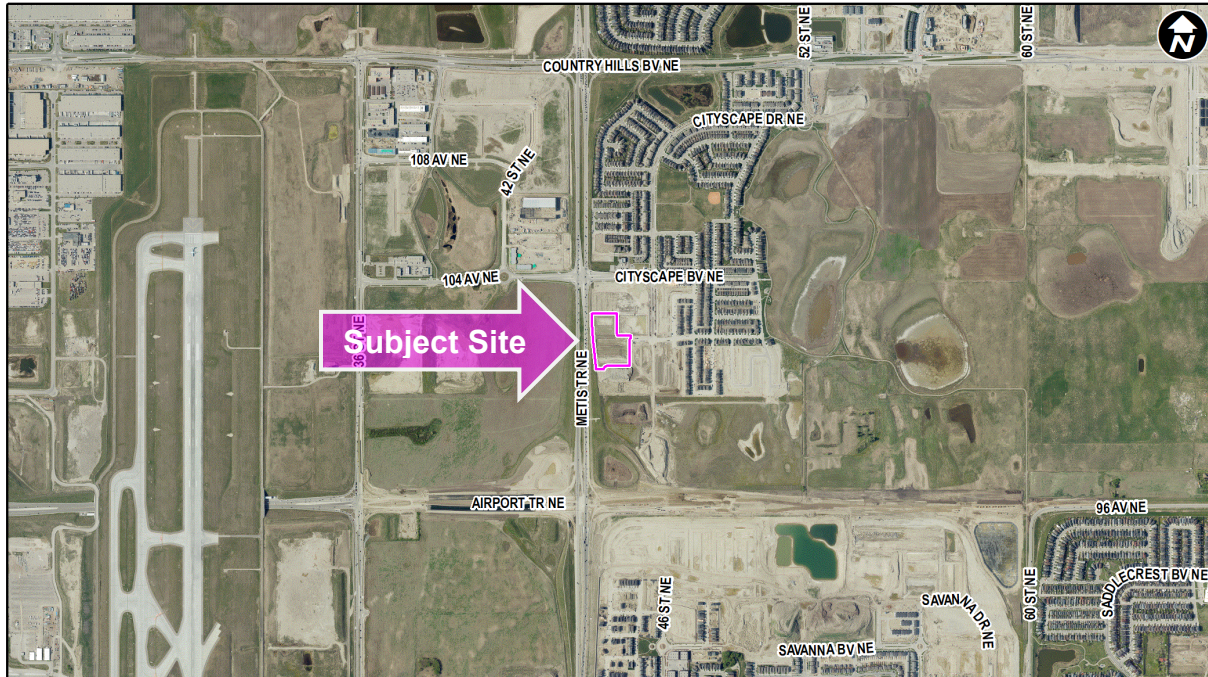
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Location Maps



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Site Context

The subject parcels are located in close proximity to Metis Trail NE and Cityscape Boulevard NE in the community of Cityscape, in the northeast quadrant of Calgary. The subject site comprises approximately 2.38 hectares (5.87 acres) of undeveloped land that has been stripped and graded.

A development permit application has been approved for a future community commercial development for the lands to the north. Lands to the east and south have been identified for future residential uses and are in their initial stages of construction within Stage 2 of Cityscape’s overall development.

The Calgary International Airport is the nearest employment hub and is located less than four kilometres west of the parcel. The subject lands located to the west of the subject site are currently undeveloped but are designated for future Industrial based uses. Existing small-scale commercial retail and access to a variety of local feeder bus routes along 104 Avenue NE are located less than 300 metres to the east of the subject site.

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As shown in *Figure 1*, the community of Cityscape has seen its population increase every year since its inception in 2015.

Figure 1: Community Peak Population

Cityscape	
Peak Population Year	2019
Peak Population	3,104
2019 Population	3,104
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 [Cityscape](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework along with the associated outline plan (Attachment 2) will enable low density housing forms, specifically single detached homes, in the developing neighbourhood of Cityscape. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of report.

Land Use

The existing Direct Control District ([Bylaw 79D2014](#)) based on the R-2M District is a residential designation intended to primarily accommodate comprehensively designed low density residential development in the form of duplex dwellings, semi-detached homes, rowhouses and townhouses. Furthermore, single detached homes are a discretionary use within this land use district.

The proposed R-G District is a residential designation that is intended to accommodate a range of low density residential development that includes cottage house clusters, duplex dwellings, semi-detached homes and rowhouses. The proposed R-G District also allows for single detached homes as a permitted use in contrast to the existing DC District base on the R-2M District.

Density

The application provides for development that still achieves the minimum overall residential density target of 17 units per hectare (7 units per acre) of the *Northeast Community 'A' ASP* when taken in consideration of the entire area under the outline plan approved in 2014.

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The proposed outline plan anticipates 54 low density residential units, resulting in a density of 24 units per hectare (9.99 units per acre) for the subject site.

The outline plan previously approved in **2014** achieved an anticipated density of 57 units per hectare (23 units per acre). Although the proposed outline plan would result in a decrease of 72 units from the anticipated unit count, it would still exceed current density targets in Cityscape and those indicated in the MDP and *Northeast Community 'A' ASP*.

While this proposal includes only a marginal impact to approved housing density in the area (and one which still meets local plan and MDP target requirements), this is also partially offset by population and housing demographics in this area of the city. This area of the city has higher average household residents (3.78 persons per unit versus 2.6 persons per unit) than other areas of the city. Therefore, a slight decrease in overall units is partially offset by the demand for larger single detached dwellings to accommodate the needs of larger multi-generational households.

Development and Site Design

There are currently no active applications for new buildings on the subject site.

Transportation

The subject site is bound by Metis Trail NE to the west, a commercial site to the north, a multi-family site to the east and Cityside Grove NE to the south and east. The outline plan proposes both a north-south and an east-west residential street that will connect to the road network previously approved with the 2013 outline plan for the area. The proposal includes construction of the regional pathway along Metis Trail NE, creating more walking and cycling opportunities for people living or working in the area and connecting future residents to existing transit along Cityscape Boulevard NE. Two east-west local pathways are provided to connect residents to the regional pathway along Metis Trail NE. A Transportation Impact Assessment was not required for this application.

This area is currently serviced by Route 145, which provides connection to the Saddletowne LRT Station, with a stop located along Cityscape Boulevard NE. Enhancement to the public transit service will be implemented in phases over time and is expected to include bus routes through the community, with stops along Cityscape Drive NE. The future Blue Line LRT extension from Saddletowne Station includes a station at 60 Street NE and Country Hills Boulevard NE.

Environmental Site Considerations

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

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Utilities and Servicing

Storm, sanitary, and water utilities will be provided to the plan area via connections to existing mains in the surrounding development. Further storm, sanitary, and water details will be determined via the tentative plan and construction drawing stages of development.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this land use 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.

Stakeholder Engagement, Research and Communication

In keeping with the Administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also sent to adjacent landowners and the application was advertised online. Administration did not receive any comments in relation the application. At present, there is no community association for the area.

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](#) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan \(IGP\)](#). The proposed land use amendment builds on the principles of the *IGP* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area Regulation (Statutory - 2009)

A portion of the subject site is located within the 25-30 Noise Exposure Forecast (NEF) contour of the [Airport Vicinity Protection Area](#) (AVPA) land use regulations. The proposed list of uses within the proposed land use districts are allowable within the 25-30 NEF contour area. Future development permits will be circulated to NAV Canada and reviewed against the applicable regulations to ensure alignment and compliance.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developing – Planned Greenfield with Area Structure Plan area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). Planned Greenfield areas have generally been planned since 1990 and are low density residential in nature, with pockets of commercial land uses. It is noted that the site is located in proximity to a Major Activity Centre as identified in the MDP. As it was approved prior to adoption of the MDP, the *Northeast Community 'A' ASP* is recognized as appropriate policy to direct growth in the area.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. This application has not identified any actions that specifically meet policies in this plan.

Northeast Community 'A' Area Structure Plan (Statutory – 2009)

The [Northeast Community 'A' ASP](#) designates the application area for future residential development and includes an LRT alignment and associated stations. The proposed application meets the requirements of this ASP.

The ASP identifies the plan area as "Predominantly Residential Area" with the following major components in close proximity to the proposed R-G district:

- one Joint Use Site (JUS);
- one Neighbourhood Node;
- a Commercial Retail Centre;
- a pedestrian overpass located over Airport Trail NE;
- a Wetland Conservation Area; and
- a Regional Pathway system.

Furthermore, the proposed lands are directly adjacent to a future community retail site and lands that are designated to contain a higher mix of residential densities. The application meets the intent of the ASP.

Social, Environmental, Economic (External)

The proposed land use district allows for the inclusion of a wider range of housing types than the existing land use district and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics. Specifically, this area within the city has shown a higher demand for larger single detached dwellings in order to accommodate the needs of multi-generational households and larger household size. This redesignation will continue to help to address this need within the Cityscape community.

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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 is in keeping with applicable policies of the *Municipal Development Plan* and *Northeast Community 'A' Area Structure Plan* as the greater neighbourhood area will still achieve residential density targets as well as a multitude of residential housing types. The application represents a minor amendment to an existing outline plan and will allow for low density residential that has the potential to accommodate some additional housing needs in this sector of the city.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan
3. Previously Approved Outline Plan
4. **Proposed Bylaw 124D2020**