Planning & Development Report to Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1118

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102

EXECUTIVE SUMMARY

This application was submitted by New Century Design on behalf of landowner Domenico Buonincontri on 2020 July 20. 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, duplex homes and secondary suites);
- a maximum building height of 11 metres, about 2 to 3 storeys (an increase from the current maximum of 10 metres);
- a maximum number of 4 dwelling units (an increase from the current maximum of 2 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). No development permit has been submitted at this time.

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 1004 - 17 Avenue NW (Plan 3150P, Block 10, Lots 2 and 3) 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

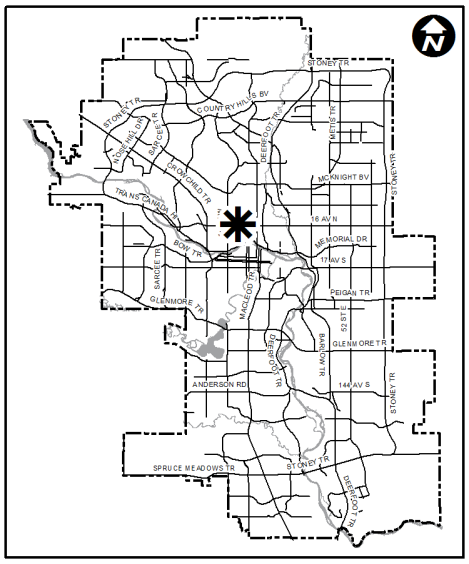
This application was submitted by New Century Design on behalf of landowner Domenico Buonincontri on 2020 July 20. Although no development permit has been submitted at this time, the Applicant's Submission (Attachment 2) indicates that the intent is to allow for modest densification in the form of a three-unit rowhouse and accompanying secondary suites for each dwelling unit.

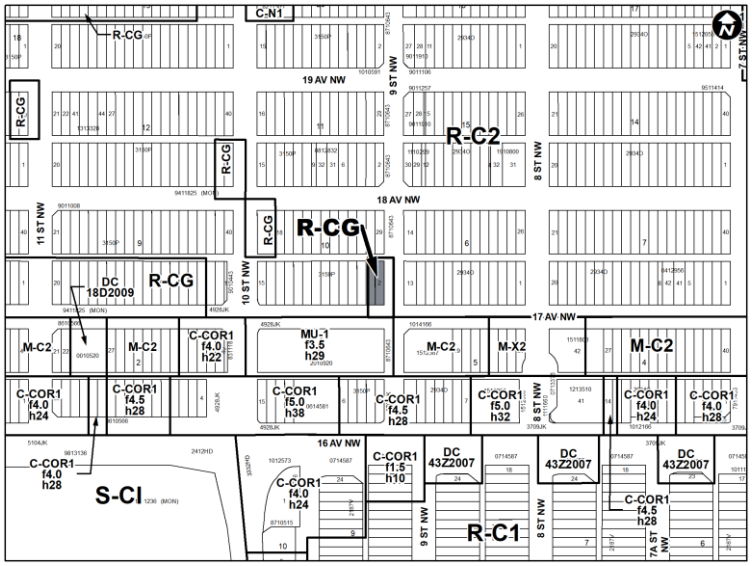
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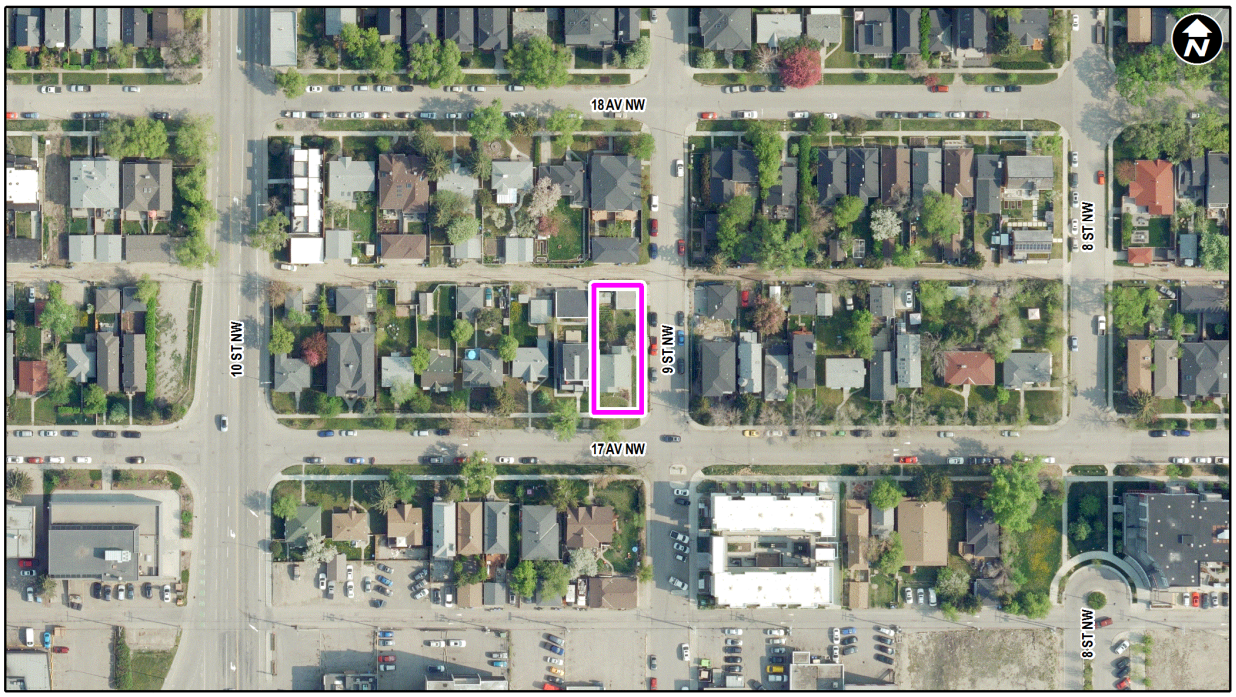
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Location Maps



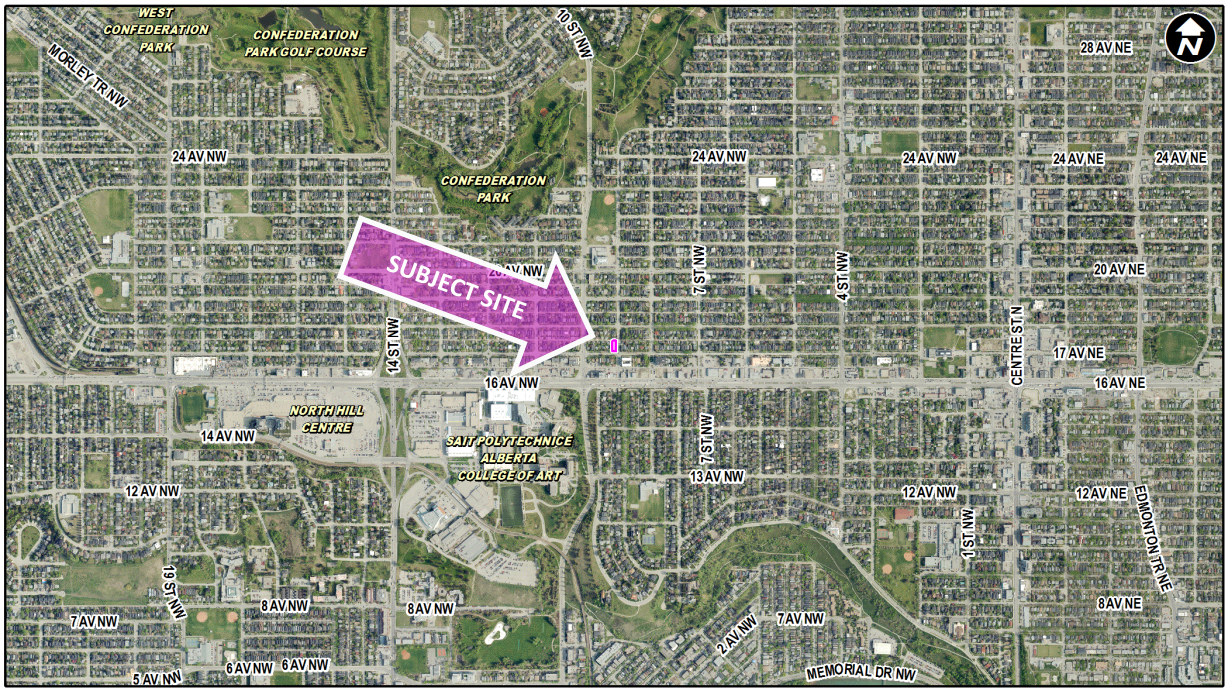




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Site Context

This flat 0.05 hectare (0.12 acre) site is located in the community of Mount Pleasant, on the northwest corner of the intersection of 17 Avenue and 9 Street NW. It is currently developed with a single detached dwelling and accessory building (garage) adjacent to the lane, but accessed from 9 Street NW.

The area to the north contains low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. There is a multi-residential development across the intersection to the southeast, and the parcels to the south across 17 Avenue NW were recently redesignated to accommodate a large mixed-use development. The site is in close proximity to the shops and services of 16 Avenue NW, as well as the Max Orange bus line and a major post-secondary institution (SAIT).

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 three dwelling units with associated secondary suites.

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 9 Street NW and 17 Avenue NW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- improving pedestrian connections along 9 Street NW by ensuring principal vehicle access to the site is off the lane;

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

Environmental Site Considerations

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

Transportation

Pedestrian access is available from existing sidewalks on 9 Street NW and 17 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 Route 5 is available on 10 Street NW, and there are also stops for Route 19 along 16 Avenue NW. The Bus Rapid Transit MAX Orange line is available at SAIT LRT Station, a distance of 450 metres from the site (approximately a 6 minute walk).

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.

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 response (Attachment 3) indicating that they do not support this application, noting that the proposed land use does not align with the current ARP which directs multi-family development to main roads, and that the new Local Area Plan is still under review and has not yet been approved.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102

The applicant undertook a mail drop to surrounding homes, and has been in contact with the Community Association about providing further online engagement opportunities. 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. Concerns included:

- the limited availability of street parking, especially given the proximity to SAIT;
- current encroachments of fencing and utility poles into the lane; and
- issues with overflowing waste bins and excessive waste in the lane may be amplified by the addition of more units and bins in the space.

These comments are more appropriate to the development permit stage and will be fully considered at that time. A new development which meets our current standards may effectively resolve some of the existing issues identified, for example by ensuring adequate on-site parking and waste storage.

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* 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.

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.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102

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.

This modest increase in density is supported by local transit services including BRT and LRT, and the close proximity of commercial and other services would support transit lifestyles in alignment with section 2.5 of the MDP.

Climate Resilience 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.

North Hill Communities Local Area Plan (Draft)

The *North Hill ARP* is under review as Administration is currently working on the *North Hill Communities Local Area Plan* (LAP) which includes Capitol Hill and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP.*

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.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102

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 allows for a range of low density building forms. It represents a modest density increase of an inner city site that is near various amenities, services and public transit options.

ATTACHMENT(S)

1. Proposed Amendment to the North Hill Area Redevelopment Plan
2. Applicant's Submission
3. Community Association Letter
4. Applicant Outreach Summary