

Applicant Submission

April 23, 2019

The purpose of this analysis is to provide the reasons for making this application, and reasons to support an approval.
Property Context and Proposed Land Use Amendment

The Subject Site is located at 602 – 27th Avenue N.W in the community of Mount Pleasant and is roughly 0.071 ha in size. A residential building is currently situated on site, and a lane provides on-site parking at the rear of the property. The land owner would like to obtain the necessary approvals to re-develop the site for a low density residential development consisting of up to 5 units including all minimum parking required to be contained on site. A Development Permit application has not been submitted.

The current land use designation is Residential – Contextual One / Two Dwelling (R-C2) District which allows for single, duplex and semi-detached dwellings. To support the future development intent on site, we are applying to amend the Land Use Bylaw to Residential – Grade Oriented Infill (R-CG) District. The R-CG District is a low density Residential District intended for grade-oriented development and allows modest density increases to provide a variety of housing options.

Land Use Bylaw 1P007 describes the purpose of R-CG to accommodate grade-oriented development in the form of row house buildings, Duplex dwellings, semi-detached dwellings and cottage housing clusters. It can accommodate Secondary Suites and Backyard Suites with new and existing residential development. It also provides flexible parcel dimensions and building setbacks that facilitate integration of diverse grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Policy Review

Location Criteria for Multi-Residential Infill (2016)

These guidelines are used with other relevant planning documents, such as the Municipal Development Plan to help determine the appropriateness of an application in the local context. Based on the criteria listed below, 6 of the 8 requirements are met.

Requirement Complies Comments

On a Corner	Yes	Southeast corner of Block 11.
Within 400m of a transit stop	Yes	The nearest transit stop (Route 2) is about 230m away on 4th Street N.W & 27th Avenue N.W
Within 600m of a Primary Transit stop or station	No	The nearest BRT Stop (Route 300) is 800m to the east on Centre Street
On a collector or higher standard roadway on at least one frontage	No	It is one block west of 4th Street N.W, a very busy thoroughfare.
Adjacent to existing or planned non-residential development or multi dwelling development	Yes	Diagonally across the street (kitty corner) to the North Mount Pleasant Arts Centre (existing)
Adjacent to or across from existing or planned open space or park or community centre	Yes	Diagonally across the street (kitty corner) to the North Mount Pleasant Arts Centre (existing)
Along or in close proximity to a corridor or activity centre	Yes	Centre Street is located 800m east of the Subject Site. There are various shops and services along that road. Also nearby are Confederation Park, St. Joseph Elementary & Junior High School and Ecole De La Rose Sauvage.
Direct lane access	Yes	

City of Calgary Municipal Development Plan (MDP)

The City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. The proposed redesignation fundamentally meets several goals of the Municipal Development Plan.

a. Section 2.2.2 - A transit-supportive land use framework

Access to public transit is roughly 230 metres away on 27th Avenue N.W. The relatively short walking distance may encourage regular transit use and reduce dependence on personal vehicles as a primary mode of transportation. (MDP 2.2.2 a.)

b. Section 2.3.2 - Respecting and enhancing neighbourhood character

It is on a corner parcel at the edge of a low density area diagonally across (kitty corner) to a Special Purpose - Community Service (S-CS) District (North Mount Pleasant Art Centre). A house that faces both streets can provide a visual sense of continuity with neighbouring houses to enhance the appearance of the side streets. It also tends to slow traffic which could enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a. to c.)

c. Section 2.4.2 – Built Form

The MDP requires ground and lower levels of developments demonstrate a strong relationship to the human scale and contribute positively to the public realm and street. By having all vehicular access from the rear lane and unit entries along the streets, the pedestrian oriented interface is protected.

d. Section 3.5.1 General – Developed Residential Area Policies

It has direct rear lane access. Encouraging direct lane access for multi-residential provides a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape and creates a safer pedestrian environment due to fewer driveways crossing sidewalks (MDP 3.5.1 d.)

The MDP encourages modest redevelopment in Established Areas. The proposed development would modestly intensify the use of land to a density more appropriate to a central Calgary community.

North Hill Area Redevelopment Plan (ARP)

• Section 3.3 - Mount Pleasant & Tuxedo Policies

Generally, redesigning low density residential land to higher density or commercially zoned lands not contemplated in the ARP is discouraged. However, redesignations to allow town houses may be considered under the following circumstances:

- The proposed site should be on the edge of a low density area and not central to it;
- Generally the maximum height allowed should be in the 9-10 metre range of the predominant R-2 designation. Townhouses are preferred over apartments in proximity to low density detached houses;
- Traffic, access and parking should not overly impact adjacent low density houses; and
- The building design must be compatible with, and contribute to, the streetscape.

• Section 3.4 - Mount Pleasant & Tuxedo Implementation

The Design Guidelines for Townhouses and Apartments as proposed for North Hill would be permitted in a range of up to 75 units per hectare as mentioned on page 13. This policy offers the opportunity for modestly higher density development while requiring a built form more compatible with the existing low density development than with higher density type developments. A townhouse development can provide suitable housing for families with children.

A potential 5 unit development on the site has a density of 70.4 uph which is less than the 75 uph density threshold for Townhouse developments in the ARP. Any future development will be designed with individual unit at-grade entrances and an Architectural profile that will be comparable to the existing single detached and semi-detached dwellings in this community.

Community and Municipal Engagement

The immediate neighbours and the Community Association will be notified as part of the Land Use Redesignation process and their comments will be taken into consideration. Since the proposal modestly increases the density potential of the site, a pre-application meeting was not requested.

Conclusion

The proposed Land Use Redesignation will allow a modest residential density increase of up to 70.4 UPH which would permit the construction of a 5 unit row house type building. The proposal is consistent with City Policies, sustainable principals and the ultimate best use for this Subject Site. For these reasons, we ask for the Calgary Planning Commission and Council for support.