

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
NORTHEAST OF 16 AVENUE NW AND 10 STREET NW  
BYLAWS 34P2016 AND 245D2016**

**MAP 28C**

**EXECUTIVE SUMMARY**

This land use redesignation proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development in the community of Mount Pleasant.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 28

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 34P2016 and 245D2016; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 34P2016; and
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1029 – 18 Avenue NW (Plan 3150P, Block 10, Lots 16 and 17) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 245D2016

**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for the parcel and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is located on a corner parcel, and is in close proximity to public transit.

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- This application would accommodate a modest density increase of an inner city parcel of land and allow for a development that has the ability to be compatible with the character of the existing neighbourhood;
- The proposed land use district is designed to be implemented in close proximity or directly adjacent to low density residential development;
- The proposed land use application aligns with relevant planning policies in the Municipal Development Plan.

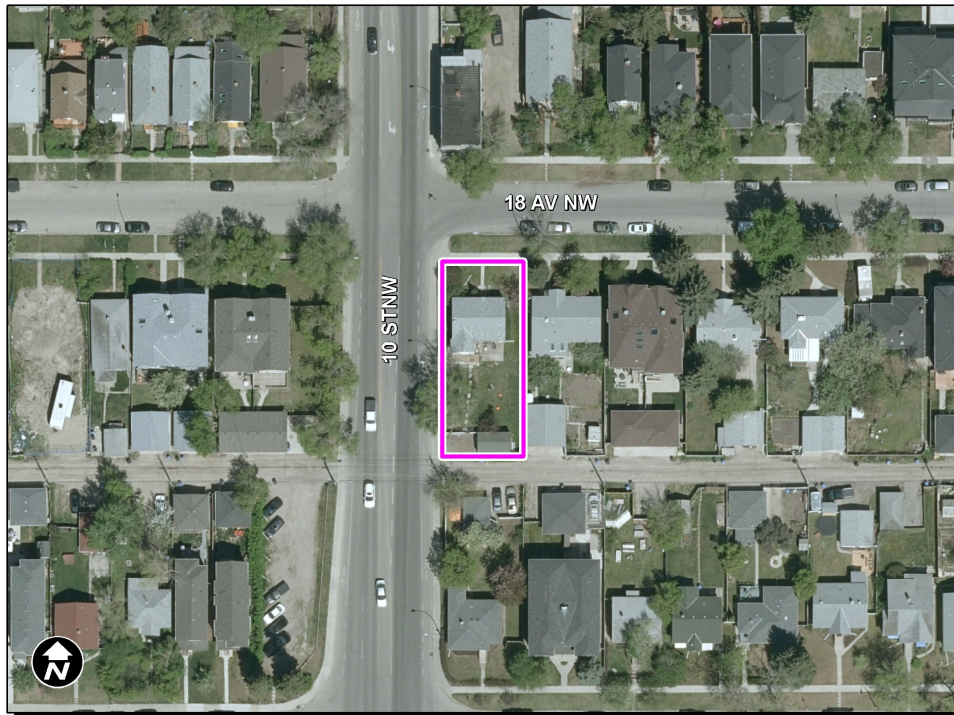
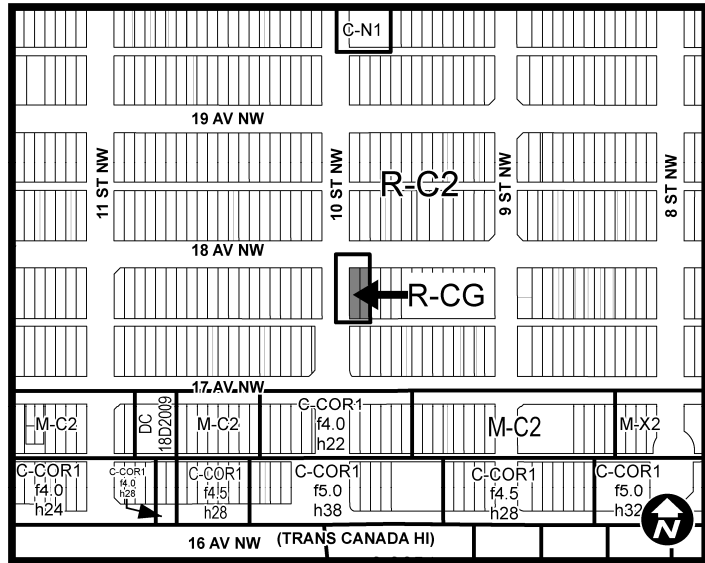
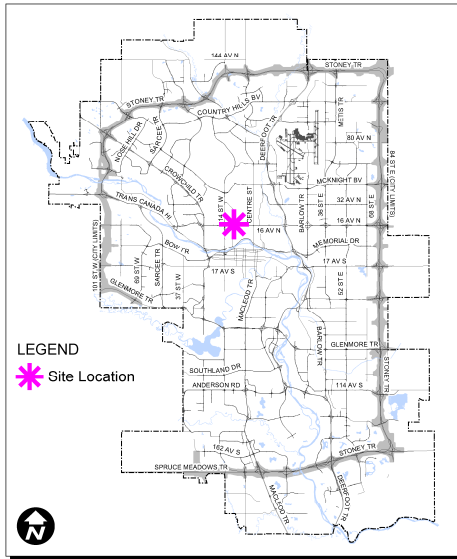
**ATTACHMENTS**

1. Proposed Bylaw 34P2016
2. Proposed Bylaw 245D2016

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 BYLAWS 34P2016 AND 245D2016

MAP 28C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
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BYLAWS 34P2016 AND 245D2016

MAP 28C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

- |    |   |                       |
|----|---|-----------------------|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX III).  |                       |
|    | <b>Moved by: R. Wright</b>  | <b>Carried: 6 – 0</b> |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1029 – 18 Avenue NW (Plan 3150P, Block 10, Lots 16 and 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. |                       |
|    | <b>Moved by: R. Wright</b>  | <b>Carried: 6 – 0</b> |

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**Applicant:**

Inertia

**Landowner:**

Maryam Khodaparast

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Mount Pleasant at the southeast corner of 10 Street NW and 18 Avenue NW. Existing development on the parcel consists of a single detached dwelling and a detached garage that is accessed from the rear lane. Surrounding development consists of a mix of single detached and semi-detached residential dwellings, as well as several commercial and multi-residential developments further to the south.

As per the Land Use Bylaw the Applicant will be required to provide a 5.182 metre setback in addition to the required minimum setback; this is required for future road widening along 10 Street NW. The Applicant has provided a concept site plan to demonstrate how the site could be developed with this additional constraint.

A summary of current and peak population for the community is provided below:

<b>Mount Pleasant</b>	
Peak Population Year	1968
Peak Population	5,805
2015 Current Population	5,617
Difference in Population (Number)	-188
Difference in Population (Percent)	-3%

**LAND USE DISTRICTS**

The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single-detached and semi detached dwellings. The proposed R-CG District would allow for a total of 3 units on the parcel

	Maximum building height	Maximum number of dwelling units
Existing R-C2 District	10 metres	2
<b>Proposed R-CG District</b>	<b>11 metres</b>	<b>3</b>

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**MAP 28C**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies, as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. The subject site is located on a corner, with higher density multi-residential development immediately adjacent to the south. The site is well served by public transit.

Notwithstanding the above, however, Section 1.4.4 of the MDP states that Area Redevelopment Plans in existence prior to the approval of the MDP are recognized by the MDP as these policies provide specific direction for the local context

North Hill Area Redevelopment Plan (Statutory / Approved by Council – 2000)

The subject parcels are located in the Low Density Residential area as identified on Map 2 of the North Hill Area Redevelopment Plan (ARP). The Residential policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing low density character. These policies are intended to maintain the quality and character of the existing low density neighbourhood, and encourage compatible infill development to support community renewal and vitality.

The proposed R-CG District, while generally consistent with the overall intent of ARP policies for Low Density Residential Areas, allows for the rowhouse built-form which isn't contemplated in this area; therefore, a minor map amendment to the North Hill ARP is required. This proposed amendment would identify the site as "Low Density Residential or Low Density Multi Dwelling". This amendment would apply the ARP's design guidelines to the site. These guidelines would be applied at the Development Permit stage

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---

## **TRANSPORTATION NETWORKS**

A Traffic Impact Assessment was not required as part of this application. At the Development Permit stage, vehicle access will be from the rear lane.

The subject site is located approximately 100 metres walking distance from nearby transit stops on 10 Street NW.

## **UTILITIES & SERVICING**

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required as part of this application.

## **ENVIRONMENTAL SUSTAINABILITY**

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

## **GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and, therefore, there are no growth management concerns.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

The Mount Pleasant Community Association is generally in favour of the application and their letter is attached as APPENDIX II.

### **Citizen Comments**

Administration received one letter of objection to the proposal from nearby residents that raised the following concerns:

- Impact on the character of the neighbourhood
- Increased traffic and limited parking in the area
- Issues with increased density and privacy

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---

**Public Meetings**

No public meetings were held.



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MOUNT PLEASANT (WARD 7)  
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BYLAWS 34P2016 AND 245D2016

MAP 28C

APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Mount Pleasant and consists of 0.0556 ha. The land is privately owned. A land use amendment is required in order to construct a Three unit Rowhouse Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide three dwellings in a Rowhouse Building configuration with front doors facing 10 Street NW. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

*accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of gradeoriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

This proposed development is consistent with the municipal development plan which encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is only four minutes' walk from transit routes on 10th Street NW (Bus route 4, 5,145,404).
- It is only 9 minutes' walk to SAIT.
- It is only 3 minutes' walk to King George School, Calgary Board of Education.
- The site is less than 2 minutes' drive to 16 AV NW (Trans-Canada Highway), a major corridor.

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---

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with sustainability principles, City policies, and the best use of this parcel. For these reasons, we respectfully request Calgary Planning Commission and Council's support of our application.  
Thanks for your consideration.

Best regards,

Trent Letwiniuk  
Inertia Corporation

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BYLAWS 34P2016 AND 245D2016

MAP 28C

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APPENDIX II

LETTERS SUBMITTED

Received July 14, 2016

Hello David,

Thank you for reminding us of this proposal. Based on discussion with our committee, we have no objections and think that row houses are appropriate along tenth street. We do have one concern, that of the impact to on-street parking, particularly along 18th Avenue NW, as there would be no on-street parking permitted along 10th Street NW.

Thank you,

Brenden Smith, Director  
MPCA PTLU Committee

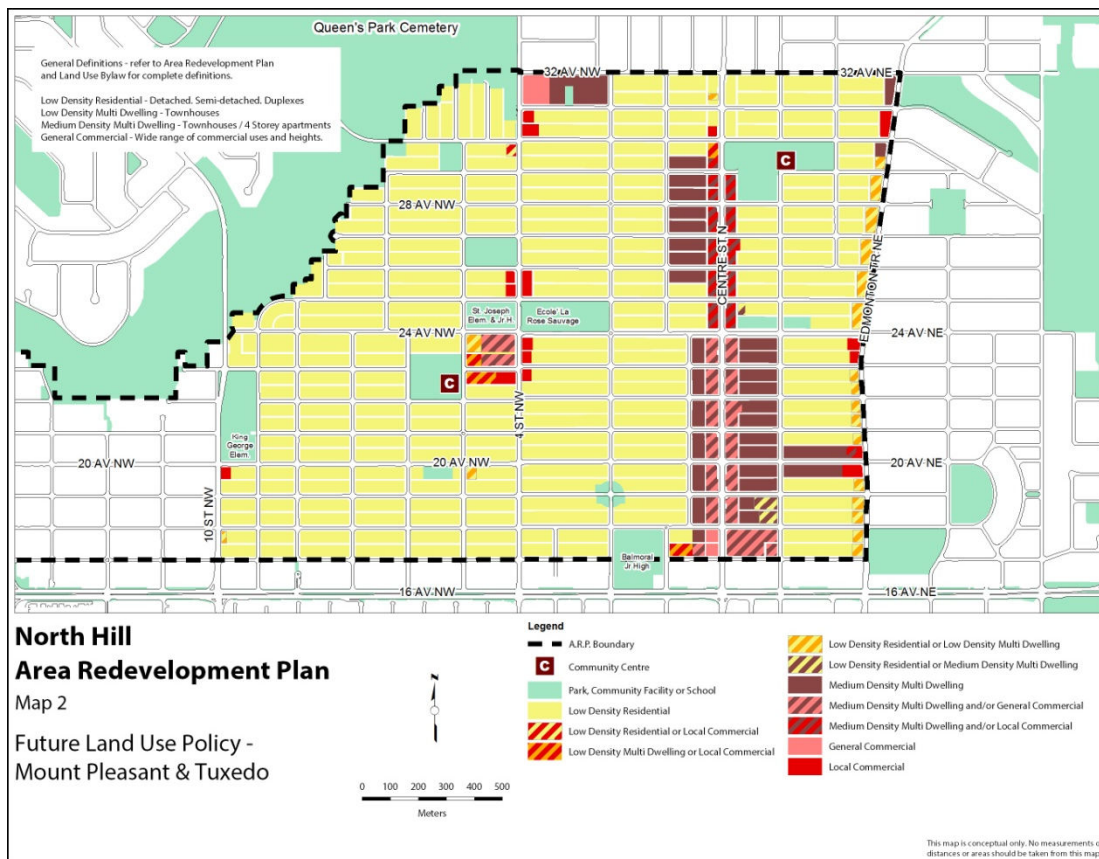
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**APPENDIX III**

**PROPOSED AMENDMENT TO THE NORTH HILL  
 AREA REDEVELOPMENT PLAN**

- a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and insert the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” as follows:



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MAP 28C

APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a corner parcel.	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>
Within 400m of a transit stop.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
Within 600m of an existing or planned Primary Transit stop or station.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.