

**POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
24 AVENUE NW AND 5 STREET NW
BYLAWS 35P2016 AND 246D2016**

MAP 28C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate two parcels at 24 Avenue NW and 6 Street NW in the community of Mount Pleasant from Residential – Contextual One / Two (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to facilitate multi-residential redevelopment on the subject site. The proposed land use redesignation requires an amendment to the North Hill Area Redevelopment Plan (ARP).

The purpose of the ARP Amendment is to include the subject site in the Medium Density Multi-Dwelling area of the ARP to accommodate the increased density.

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 35P2016 and 246D2016; and

1. ADOPT, by bylaw, 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 35P2016; and
3. ADOPT, by bylaw, the proposed redesignation of 0.17 hectares ± (0.42 acres ±) located at 531 and 535 – 24 Avenue NW (Plan 2934O, Block 40, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 246D2016

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REASON(S) FOR RECOMMENDATION:

The uses of the proposed M-C2 District are compatible with and complimentary to the established walkable pedestrian environment fronted by a mix of high intensity residential and business uses along 4 Street NW. The multi-residential development is consistent with the character of the neighbourhood; therefore, the proposed district is appropriate for the site.

The proposal conforms to the relevant policies of the Municipal Development Plan, Calgary Transportation Plan and allows for a development that has the ability to meet the intent of the North Hill Area Redevelopment Plan.

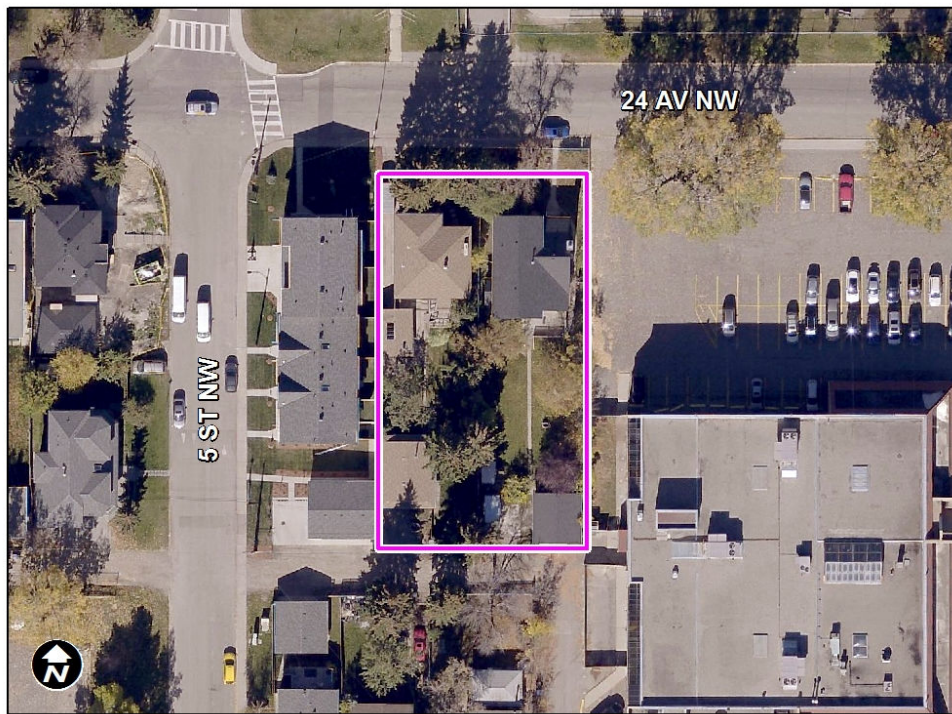
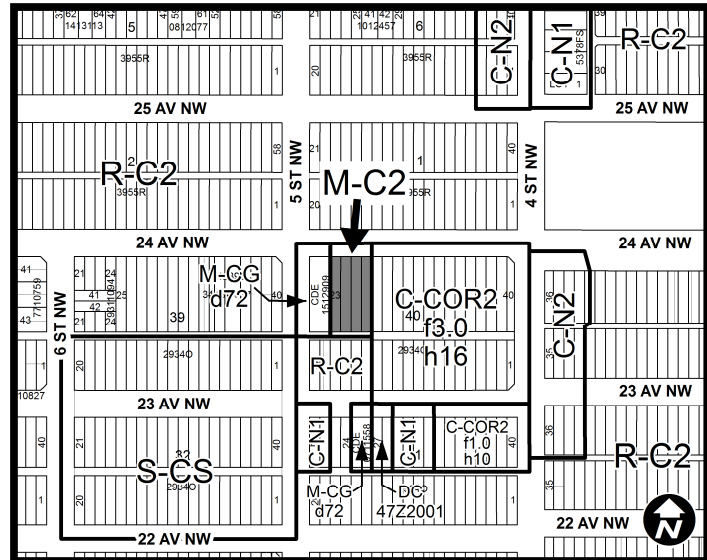
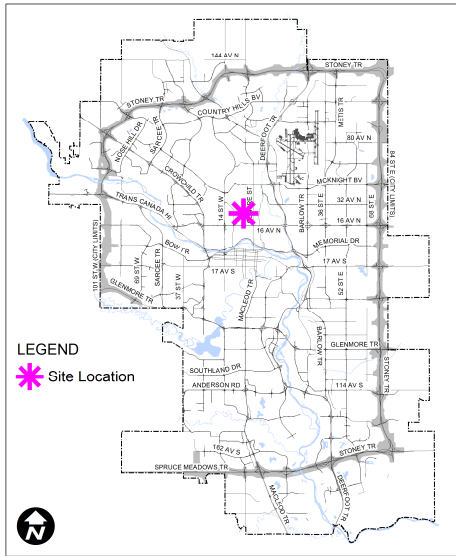
ATTACHMENTS

1. Proposed Bylaw 35P2016
2. Proposed Bylaw 246D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (APPENDIX II).

Moved by: J. Gondek

Carried: 6 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.42 acres ±) located at 531 and 535 – 24 Avenue NW (Plan 2934O, Block 40, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: J. Gondek

Carried: 6 – 0

2016 July 28

MOTION ARISING: **DIRECT** Administration to have the development permit for the subject site, be presented to Calgary Planning Commission for decision.

Moved by: G.-C. Carra

LOST: 1 - 5

Opposed: R. Wright, J. Ramjohn,
S. Keating, M. Foht and
J. Gondek

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Applicant:

Wild Oak Custom Homes Ltd

Landowner:

Icefield Investments Inc
Douglas Whitney

PLANNING EVALUATION

SITE CONTEXT

The subject site is approximately 0.17 hectares ± (0.42 acres ±) and is located near the mixed use corridor of 4 Street NW. St. Joseph Elementary and Jr. High School is located directly north of the site, across 24 Avenue NW. To the east is an existing commercial corridor development, which is designated C-COR2f3.0h16. To the west is a mix of R-C2 and M-CG zoning, with the property immediately adjacent to the west having recently been redesignated to an M-CG District.

Mount Pleasant	
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 site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District with a maximum height of 10 metres. The R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the developed area.

The proposed land use redesignation to Multi-Residential – Contextual Medium Profile (M-C2) District would increase the FAR to 2.5 and maximum building height to 16 metres. The M-C2 District is intended to provide for multi-residential development of medium height and density with varied building height and front setback areas that reflect the immediate context. The M-C2 District is typically located at community nodes or along transit and transportation corridors in close proximity to, or adjacent to, low density residential development.

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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 (MDP)

The subject site is located within the Developed Residential Area and more specifically the Neighbourhood Corridor as identified on Map 1 of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP.

The MDP states that the Neighbourhood Corridor should provide for moderate levels of intensification for both jobs and populations over time. The minimum intensity threshold for a Neighbourhood Corridor is 100 jobs and people per hectare.

An appropriate transition between the Neighbourhood Corridor and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

The subject site is adjacent to the Inner City Area as identified on Map 1 of the MDP. Inner City Area refers to residential communities that were primarily subdivided and developed prior to the 1950s. Key features of these areas are a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets. The Inner City Area has undergone redevelopment in recent years. Much of this intensification has taken place along busier roads and as low density infilling within lower density areas. Intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighbourhoods.

North Hill Area Redevelopment Plan (ARP)

The ARP identifies the site as Low Density Residential or Low Density Multi Dwelling. The proposed ARP amendment would add the subject sites to the Medium Density Multi Dwelling category.

The Residential Policies for Low and Medium Density Multi-Dwelling Areas (Townhomes and Apartments) include:

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- New multi-dwellings should be compatible with the scale and character of the surrounding residential neighbourhood.
- Larger projects should resemble a series of smaller dwellings through sensitive massing and design. Monolithic, flat facades are not acceptable. The impact of the building on the street should be minimized through siting and landscaping. Consider articulating the facade to create visual interest.
- To minimize the impact on adjacent lower density housing, multi-dwellings are encouraged to lower the eaveline below the permitted 9 metre height maximum on the side(s) of the development that abut a lower density residential dwelling.

Orientation and Diversity

- The preferred building form in low density areas should have a maximum height of three storeys, direct access to grade, and a density in the range of 75 units per hectare (30 units per acre).

Privacy

- New multi-dwellings should respect the privacy of adjacent houses through the careful placement and orientation of windows and decks. High decks or balconies on the second floor or higher should be avoided if they cause undue over-viewing problems. Where this is difficult to achieve, balconies should be either recessed or designed with opaque side screens and railings.

TRANSPORTATION NETWORKS

The subject site is laned and is situated near a Primary Transit Network. A stop for Route 404 is located in front of the site while southbound and northbound stops for Route 2 are located approximately 190 metres and 400 metres away on 4 Street NW respectively.

Vehicular access to the building will be provided via the rear lane while pedestrian and cyclist access will be provided at grade along 24 Avenue NW.

UTILITIES & SERVICING

No utilities or servicing issues were identified for the land use application.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for the land use application.

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PUBLIC ENGAGEMENT

Community Association Comments

The Mount Pleasant Community Association (MPCA) is concerned about the level of density that would be allowed on a site this size. They also inquired as to the maximum allowable density on the site under the M-C2 zoning. A copy of the email correspondence between the MPCA and Administration is attached in APPENDIX VI.

Administration's Response: The total area of both parcels is 1,664.29 square metres and the maximum FAR under the M-C2 District is 2.5; therefore, a total of 4,160.72 square metres of floor area could be developed on the site. It should be noted that bylaw setbacks, landscaping requirements and maximum building height would impact the total density that could be developed on the site. Details of which would be reviewed by Administration as part of a future Development Permit application.

Citizen Comments

No comments were received.

Public Meetings

No formal public meeting was held. The applicant presented a preliminary development proposal to members of the MPCA in 2015.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying for a land use Redesignation for the property at 531 and 535 24 Ave NW. The reason we are applying for the redesignation is we plan on re-developing and constructing a multi-family project on the site. Currently the land is zoned R-C2, and we are seeking to have the land use designation changed to M-C2.

We feel a warranted change in land use designation is based on the following:

- Precedent has been set on the block on which our proposed development is located.
- The site directly to the west of our site has been recently redesignated to a multifamily designation
- Our proposed development will increase the density of the inner city, something that the City of Calgary supports.
- Our proposed development has extremely good access to public transportation and direct access to major transportation corridors.
- The North Hill ARP has identified our site as one in which the redesignation to MC-2 is supported. There is a large commercial development to the east of our site and a school to the north, so a single family development is not an appropriate use of the site and a multifamily development is more suitable.

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APPENDIX II

PROPOSED AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN

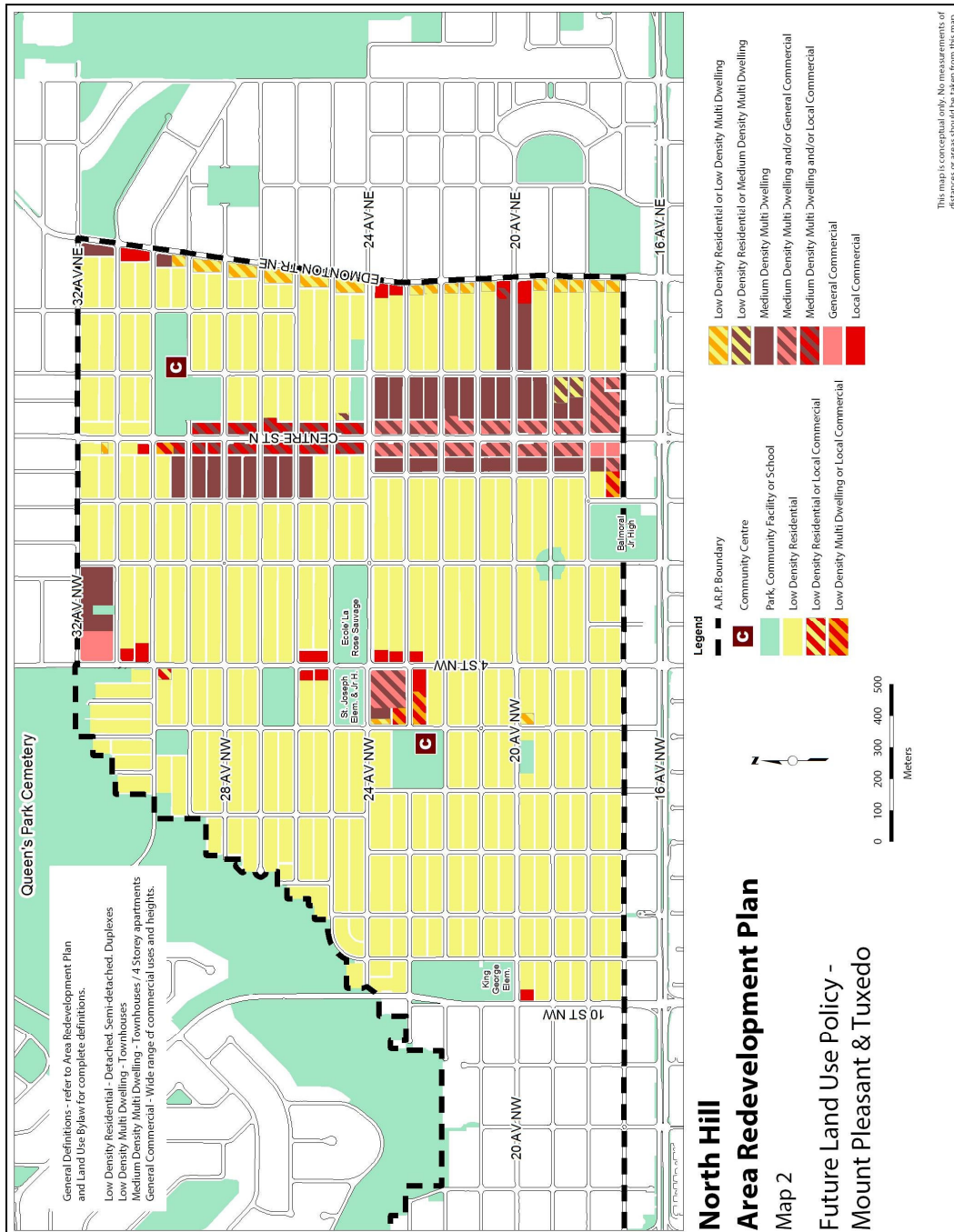
- (a) Delete existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” (APPENDIX III).

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APPENDIX III

REVISED MAP 2: FUTURE LAND USE POLICY – MOUNT PLEASANT & TUXEDO



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APPENDIX IV

COMMUNITY ASSOCIATION COMMENTS

From: [Roger](#)
To: [CPAG Circ](#)
Cc: [Huber, Morgan J.](#)
Subject: LOC2015-0217 Land use Ammendment
Date: Tuesday, January 19, 2016 11:34:39 AM
Attachments: [CCE01192016.pdf](#)

Hi Morgan

Further to our phone conversation we are concerned about the density of housing that would be permitted on this piece of property. The developer has approached the Community with preliminary plans (17 units) of what might be used in a future development application. This property due to its very limited access and proximity to St Joseph's JHS would not be suitable for the maximum allowable density. Please advise what would be allowed on 0.167ha of M-C2.

Thank you

Roger Leach

MPCA

Planning, Transportation & Land Use Committee

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APPENDIX V

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a Corner	<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 a 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 centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a 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.