

**POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
5 STREET NW AND 24 AVENUE NW
BYLAWS 13P2016 AND 51D2016**

MAP 28C

EXECUTIVE SUMMARY

This land use redesignation proposes to redesignate two parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

A minor mapping amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 January 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 13P2016 and 51D2016; 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 13P2016.
3. **ADOPT** the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 2014 and 2020 – 5 Street NW (Plan 2934O, Block 20, Lots 21 to 24) 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 51D2016.

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 these inner city parcels and allows for a development that has the ability

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to be compatible with the character of the existing neighbourhood. In addition, the subject parcels are located on a corner of a collector road, and have good public transit connections.

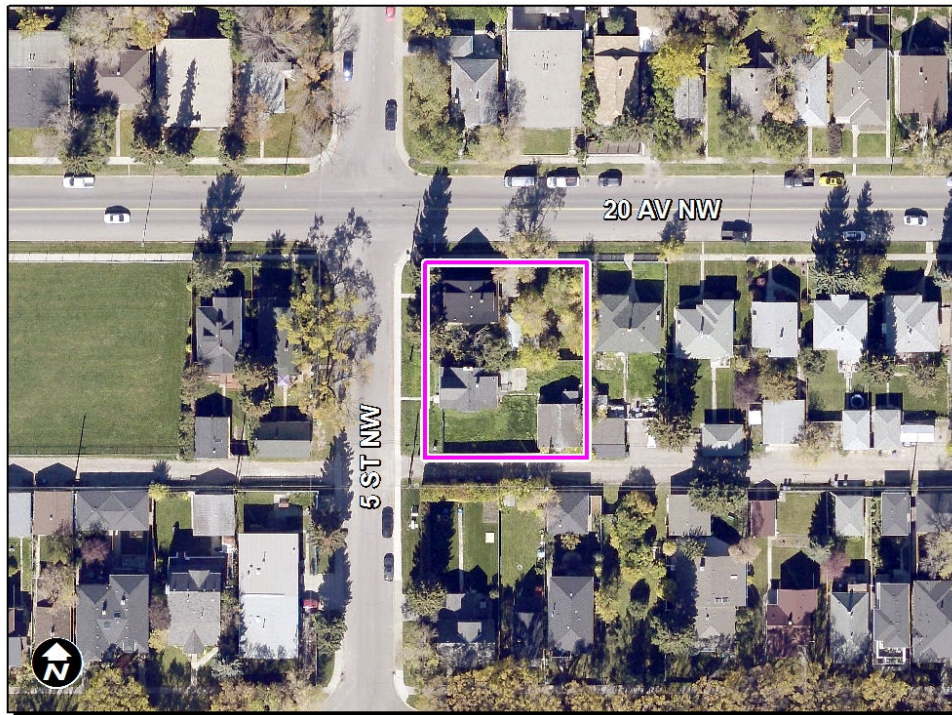
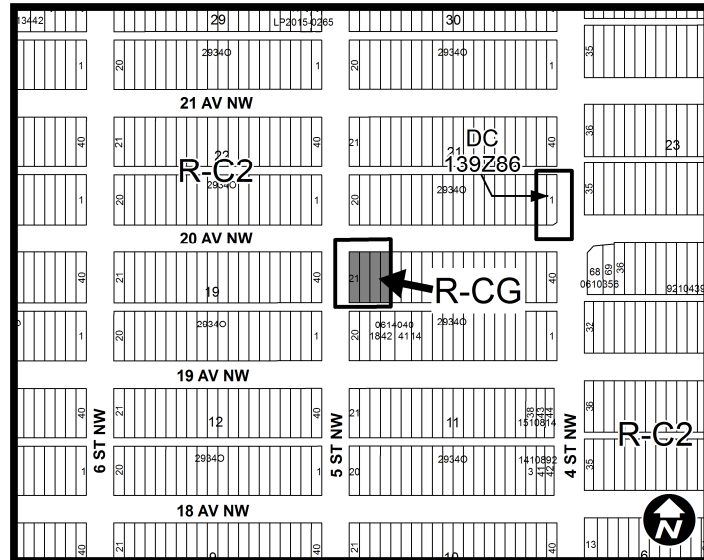
ATTACHMENTS

1. Proposed Bylaw 13P2016
2. Proposed Bylaw 51D2016
3. Public Submission

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LEGEND

★ Site Location



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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 III). | |
| | Moved by: J. Gondek
Absent: G.-C. Carra | Carried: 7 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 2014 and 2020 – 5 Street NW (Plan 2934O, Block 20, Lots 21 to 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. | |
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Applicant:

Gravity Architecture

Landowner:

1799620 Alberta Ltd
(Andrei Metelitsa, Sormeh Metelitsa)

PLANNING EVALUATION

SITE CONTEXT

The subject parcels are located in the community of Mount Pleasant at the southeast corner of 5 Street NW and 20 Avenue NW. Existing development on the two parcels consist of two single-detached dwellings one of which has a detached garage that is accessed from the rear lane. The northern parcel does not have lane access. Surrounding development consists of a mix of single-detached and semi-detached residential dwellings. A large former Catholic School site now owned by the City of Calgary is located on the adjacent block to the west.

LAND USE DISTRICTS

The application initially proposed redesignating the subject parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; however, following initial circulation, the application was amended to propose redesignation to Residential – Grade-Oriented Infill (R-CG) District to address concerns regarding density, height and contextual fit of future development on the site.

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 8 units on the two parcels.

LEGISLATION & POLICY

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

The subject parcel 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

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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. In addition, the subject site is located on a corner on a collector road (20 Avenue NW) which mitigates potential impacts redevelopment may have on adjacent properties. 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 *Low Density Residential Area* policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 District. These policies are intended to ensure continued stability in the community, 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.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application.

The subject site is located approximately 200 metres walking distance from nearby transit stops on 4 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.

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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 opposed to the application and their letter is attached as APPENDIX II.

Citizen Comments

Administration received six letters of objection to the proposal from nearby residents that raised the following concerns. Note that these comments were received for the initial circulation:

- Increased traffic congestion and limited parking in the area.
- Building height and impact on privacy.
- Possibility of a large multi-residential built-form which would not be consistent with existing low-density character of the area.

As indicated elsewhere in this report, the proposed land use district was amended from M-CG, which would have allowed for 12 units on the parcels, to the present R-CG following initial circulation. This amendment was intended to address concerns regarding density, height and contextual fit of future development on the site.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this Land Use Redesignation is to change current zoning of 2020 and 2014 - 5 Street NW, in Mount Pleasant, from **R-C2 to R-CG**. The change in density is to support the development of an eight unit townhouse.

Our client is interested in the change of Land Use Redesignation for the following reasons:

- 1) From a business point of view, the development of these two properties is an attractive development opportunity that will generate a reasonable amount of return on the initial investment.
- 2) To develop an attractive high quality townhouse development that will be very visually appealing and contribute positively to the character of Mount Pleasant. A townhouse development will respect the streetscape features and community character.
- 3) It would seem like a missed opportunity to not increase density in this location. The site is on the corner, at the end of a low density street. The location and scale will provide a compatible new infill development that contributes to the renewal and vitality of Mount Pleasant.

We believe the City of Calgary should approve this application for the following reasons:

- 1) From a Land Use point of view, the idea to densify these lots is consistent with the overall desire of the City to see higher densities in the inner City. The increased density of these lots will fit into this community in terms of location, massing and scale
- 2) Based on the Multi-Residential infill criteria:
 - a. The site is located to the South of 20th Ave. 20th Ave is considered a collector road, a major east-west traffic corridor.
 - b. The site is located within the desired 400m of a transit stop.
 - c. The site has direct lane access.
 - d. The site is located on a corner.
- 3) The developer in this instance is interested in producing a high quality development that will be very visually appealing in not only the exterior but also the surrounding landscaping.

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APPENDIX II

MOUNT PLEASANT COMMUNITY ASSOCIATION LETTER

Nov. 26, 2015

Troy Gonzalez
Planner, North Area.
City of Calgary

Re: LOC2014-0147
Re designation @ 2014 and 2020 - 5 St. NW.

Dear Sir:

Thank you for the update and sending our Nelson Hein's reply of last year. Mount Pleasant Community Association's position on this zoning re designation has not changed from the date of Nelson's letter. We believe this plan flies in the face of our Area Redevelopment Plan regarding our Low Density Designation.

At our recent AGM, we had an open discussion regarding this issue in a Community Visioning Session, the consensus was Row Housing was undesirable in our community . We plan on having a written Visioning Plan completed in the New Year that would outline formally our opposition to the M-CG and R-CG rezoning in our community.

Thank you for forwarding our concerns to the Planning Commission.

Yours,

Murray Anderson,
President MPCA

T. Gonzalez

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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”, and replace with the revised Map 2 entitled “Future Land Use Policy” as follows:

