

LAND USE AMENDMENT
PINERIDGE (WARD 5)
RUNDLEHORN DRIVE NE AND 25 AVENUE NE
BYLAW 81D2016

MAP 26E

EXECUTIVE SUMMARY

The proposed land use amendment is intended to redesignate the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District in order to accommodate multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 February 25

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 81D2016; and

1. **ADOPT** the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 6520 Rundlehorn Drive NE (Plan 1280AJ, Block 9A, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation;
2. Give three readings to the proposed Bylaw 81D2016.
3. **DIRECT** Administration to have the Development Permit for the subject site be reviewed by the Calgary Planning Commission, for decision, in order to encourage ground-orientated units; and

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan (MDP) to provide for sensitive redevelopment as well as provide for a pedestrian friendly environment to support an enhanced transit network.

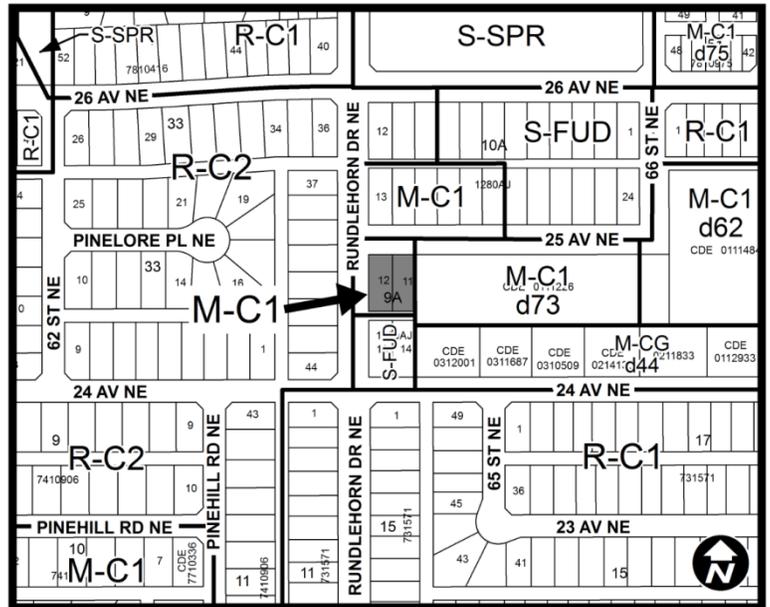
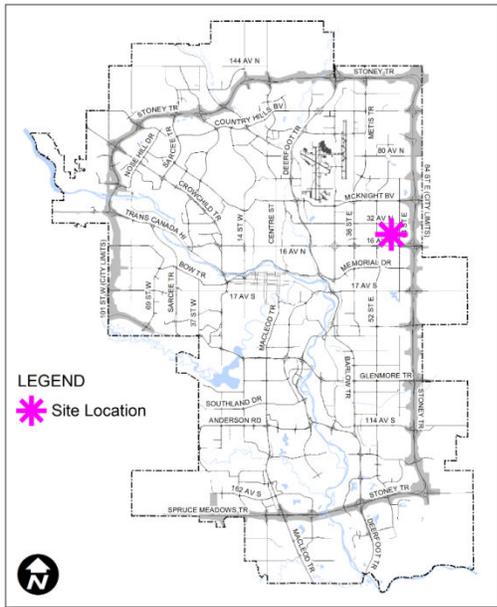
ATTACHMENTS

1. Proposed Bylaw 81D2016
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 6520 Rundlehorn Drive NE (Plan 1280AJ, Block 9A, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

Moved by: J. Gondek

Carried: 6 – 0

2016 February 25

MOTION: Amend Administration's recommendation to request (direct) that Administration prepares amendments for Council's consideration at second reading that would require a ground-orientated built outcome for this district.

Moved by: G.-C. Carra

LOST: 2 – 4

Opposed: C. Friesen, R. Wright,
M. Tita and J. Gondek.

MOTION: Amend Administration's recommendation to request that Council direct Administration to have the Development Permit for the subject site be reviewed by the Calgary Planning Commission, for decision, in order to encourage ground-orientated units.

Moved by: G. Morrow

Carried: 6 – 0

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Applicant:

FLC Consulting

Landowner:

Nga Thu Thi Khuu
Lien Quy Le

PLANNING EVALUATION

SITE CONTEXT

The subject site is predominantly flat with limited vegetation around the perimeter. Located in the north east community of Pineridge, on the corner of Rundlehorn Drive NE and 25 Avenue NE, the site is directly adjacent to Multi-Residential – Contextual Low Profile (M-C1d73) District, Multi-Residential – Contextual Low Profile (M-C1) District and across the street from Residential – Contextual One / Two Dwelling. The site is currently developed with one single detached residential dwelling unit.

LAND USE DISTRICTS

The proposed land use district is Multi-Residential – Contextual Low Profile (M-C1) District. This district has a maximum density of 148 units per hectare. This would allow for a theoretical maximum of 17 units on this parcel. This district is sensitive to the low density residential located to the west of the site, as well as is in keeping with the multi-residential districts located to the north and east of the site.

LEGISLATION & POLICY

The subject site is located within the Developed Residential – Established area as identified on Map 1 of the MDP. The Neighbourhood Infill and Redevelopment policies of the MDP encourage growth and change in low density neighbourhoods through redevelopment that is similar in scale and built form, and increase the mix of housing types. The MDP also encourages low to moderate density infill development to support the efficient use of land, infrastructure and services as well as enhance housing choice and affordability while respecting the character of low density residential areas.

There is no local area plan for the neighbourhood. The land use proposal is in keeping with the above noted MDP policies.

TRANSPORTATION NETWORKS

A transportation impact assessment was not required as part of this application. A TIA may be required at the development permit stage.

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UTILITIES & SERVICING

Water is available to the site. At the Development Permit stage, a sanitary servicing study will be required to ensure capacity. Connection is available nearby for the sanitary network.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this land use 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

No comments were received from the community association at the time of writing this report.

Citizen Comments

Administration received one letter in opposition to this proposal from a nearby resident that raised the following concerns:

- Traffic caused by short cutting from 16 Avenue is an issue in the area; and
- Limited street parking availability in the area.

Public Meetings

No public meetings have been held at the time of writing this report. The community association has indicated that they do not believe a public meeting is necessary.

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APPENDIX I

APPLICANT'S SUBMISSION

The reason the change this property from R-C2 to M-C1:

1. To development multi-tenants condominium to the community.
2. To enhance living area.
3. To increase land use by multi-housing units on the property.
4. To in-line with the new neighbourhood, as the new condo development along east and south of 25 Avenue N.E., Calgary, Alberta.