

**LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015**

MAP 27E

EXECUTIVE SUMMARY

This land use proposal seeks to redesignate a 0.23 hectare parcel located at 200 Rundlefield Road NE from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 October 22

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 204D2015; and

1. **ADOPT** the proposed redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 200 Rundlefield Road NE (Plan 7511020, Block 33, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 204D2015.

REASON(S) FOR RECOMMENDATION:

The proposed Multi-Residential – Contextual Medium Profile (M-C2) District is an appropriate contextual fit for the community. The parcel is in proximity to transit routes along Rundlehorn Drive NE, a base transit network which provides the main transit service to the area.

The proposed district aligns with Municipal Development Plan (MDP) policies and general planning principles. The proposed district will allow for more efficient use of land to support moderate intensification on the edge of the community, will provide an appropriate transition from 16 Avenue NE located south of the subject parcel to the R-C1 districts north of the subject parcel. The designation will support an intensity of use that promotes the use of public transit and a mix of housing options within the community.

**LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015**

MAP 27E

On 2014 March 31, Council implemented "Location Criteria for Multi-Residential Infill" to assist with the evaluation of land use amendment applications to a multi-residential district. The location criteria (APPENDIX II) were designed for land use amendment proposals such as this one.

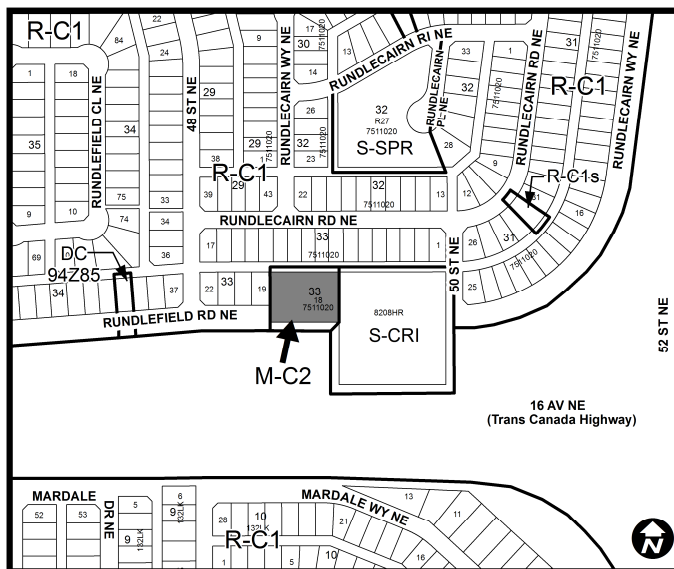
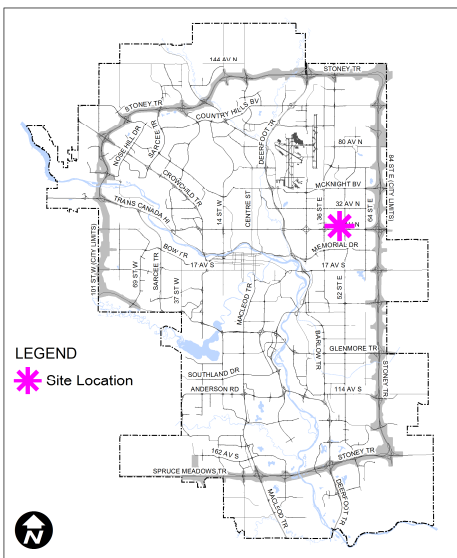
ATTACHMENT

1. Proposed Bylaw 204D2015

LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015

MAP 27E

LOCATION MAPS



LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015

MAP 27E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 200 Rundlefield Road NE (Plan 7511020, Block 33, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: R. Honsberger

Absent: G. Morrow and C. Friesen

Carried: 6 – 0

LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015

MAP 27E

Applicant:

Form 3 Designs

Landowner:

Anil Mall
Karmjit Sran

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

**LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015**

MAP 27E

PLANNING EVALUATION

SITE CONTEXT

The subject site is a vacant site located in the community of Rundle in the northeast quadrant of the city. The subject site is primarily surrounded by Residential – Contextual One Dwelling (R-C1) District, with a site designated of S-CRI (Special Purpose – City and Regional Infrastructure) District immediately adjacent to the east. The site is bound to the south by 16 Avenue NE.

The site topography is primarily flat. A lane runs west to east and is located at the rear (north) of the subject site.

LAND USE DISTRICTS

The Multi-Residential – Contextual Medium Profile (M-C2) district allows for multi-residential developments, in a variety of forms, and is intended to accommodate multi-residential development of medium height and medium density in close proximity or adjacent to low density residential development.

The proposed land use is appropriate for the subject site as it allows for densification in a variety of housing forms in proximity to the busy skeletal road, 16 Avenue NE. The land use district allow building forms that will provide an appropriate transition from 16 Avenue NE located south of the subject parcel to the R-C1 district north and west of the subject parcel. The designations will promote the use of public transit and a mix of housing options within the community.

LEGISLATION & POLICY

Municipal Development Plan

There is currently no Area Redevelopment Plan (ARP) governing the subject site, therefore the Calgary Municipal Development Plan (MDP) is used for guidance. The subject site is identified on the Urban Structure Map (Map 1) of the MDP as 'Developed Residential Area – Established Area'.

Municipal Development Plan (MDP) policies for Developed Residential Areas – Established Area include those communities that have been built out and are at various stages of their life cycle. These communities are stable and experiencing limited redevelopment. It is important that the predominantly low density, residential nature of the Developed Residential Areas are respected and support the existing housing stock or allow for moderate intensification. New development should respect the scale and nature of the development.

**LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015**

MAP 27E

Calgary Transportation Plan (CTP)

Section 1.4 of the Calgary Transportation Plan (CTP) covers sustainability principles and key directions for land use and mobility. This application meets the intent of these policies through diversifying the housing options, mixing land use districts, and supporting intensification.

Location Criteria for Multi-Residential Infill

Council implemented 'Location Criteria for Multi-Residential Infill' (APPENDIX II) to provide a more specific tool for the review of land use amendment applications and associated amendments to local area plans seeking to allow for multi-residential developments in low density residential areas.

Administration notes that the proposed land use does not specifically satisfy some of the locational criteria for multi-residential infill housing, however considering the parcel in proximity to a skeletal road (16 Avenue), adjacent to parcel designated S-CRI (utility building and cell tower), and is located at the edge of the community, a multi-family designation would be appropriate on the subject parcel. The proposed designation allows for a building form that would provide an appropriate transition from the parcels designated R-C1 to 16 Avenue NE and could provide somewhat of a noise and sight barrier between 16 Avenue and the rest of the community.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment and parking study were not required for the Land Use Amendment application. Vehicular access is available from the rear lane. Vehicular access design will be reviewed and determined at the development permit stage.

The area is serviced by a Base Transit Network with stops located approximately 423 metres from the subject site; travelling west to east on Rundelhorn Drive NE. the area is served by Route 34 (Pineridge) and Route 48 (Rundle). These bus routes provide access to adjacent communities such as Pineridge and Monterey Park, and transit service to Sunridge Mall and the LRT service along 36 Street NE.

UTILITIES & SERVICING

The subject site is fully serviced by City utilities. Studies were not required for this Land Use Amendment application.

**LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015**

MAP 27E

ENVIRONMENTAL SUSTAINABILITY

An Environmental Impact Assessment was not required for this application.

GROWTH MANAGEMENT

No growth management issues were identified in review of this application

PUBLIC ENGAGEMENT

Community Association Comments

A response from the Rundle Community Association has not been received. For information, the initial request for response to a change of the existing land use to M-C1 received no objections from the Rundle Community Association.

Citizen Comments

Three submissions from the public were received expressing concerns. Concerns from adjacent neighbors can be summarized as follows:

- Green space will be removed taking away from place for kids/pets to play and walk;
- Increase in traffic, parking congestion;
- Reduction of the value of current homes as the location allows for reduced traffic and noise;
- Atco plant is noisy and dusty;
- More money for snow removal and maintenance for the City;
- Peaceful aspect of area will be disrupted.

Public Meetings

No public meetings were held by the applicant.

**LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015**

MAP 27E

APPENDIX I

APPLICANT'S SUBMISSION

The subject site consists of a Gross Developable Area of .231 ha of land that has access from the Rundlefield Road N.E. cul-de-sac and the adjacent lane to the said parcel.

It is our request to re-classify the parcel to M-C2 which would permit an Assisted Living development as a Discretionary Use within the M-C2 guidelines.

The community of Rundle does not have an Assisted Living development which could accommodate residents of the community when the need occurs. Presently these residents have to leave the community to achieve the care required. The success of the neighboring Whitehorn Village Retirement Community on 44th Avenue N.E. reflects the need for these developments. We feel that the residents of Rundle deserve the possibility of living in their own community as their needs change.

**LAND USE AMENDMENT
RUNDLE (WARD 5)
NORTH SIDE OF 200 BLOCK OF RUNDLEFIELD ROAD NE
BYLAW 204D2015**

MAP 27E

APPENDIX II

PROPOSED LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments	
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	Not a corner site
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	The site is approximately 423m of the nearest transit stop.
Within 600m of an existing or planned Primary Transit stop station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	The site is not within an existing or planned Primary Transit Stop.
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	The site is fronting onto 16 Ave parkway, however there is no access to 16 Avenue.
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.	Yes, the site is adjacent to a S-CRI parcel.
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.	No, However there is a greenspace located one block North of the site.
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.	No.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes, a rear lane is present.