

**LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015**

**MAP 19C**

**EXECUTIVE SUMMARY**

This proposed Land Use Amendment seeks to allow for the redesignation of residential parcels situated on Parkdale Boulevard NW in the community of Parkdale from Residential – Contextual One/Two Dwelling (R-C2) District to a DC Direct Control District to accommodate multi-residential development in a townhouse form.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 May 21

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 103D2015; and

1. **ADOPT** the proposed redesignation of 0.27 hectares  $\pm$  (0.66 acres  $\pm$ ) located at 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018 and 3020 Parkdale Boulevard NW (Plan 8321AF, Block 36, Lots 12 to 21) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate multi-residential development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 103D2015.

**REASON(S) FOR RECOMMENDATION:**

The recommendation for approval of this proposed Land Use Redesignation is based on a comprehensive planning analysis looking at the proposed DC land use district in the context of the neighbourhood, the community, general planning theory, and city policies.

The proposed DC district based on the Multi-Residential – Contextual Low Profile (M-C1) District allows for residential redevelopment of a form and scale appropriate to the neighbourhood. The proposed DC district allows for development in a townhouse form on the site while being contextually sensitive to the low density uses (R-C2) located to the east, west and north of the site. The site is directly adjacent to public transit, and in close proximity to major streets.

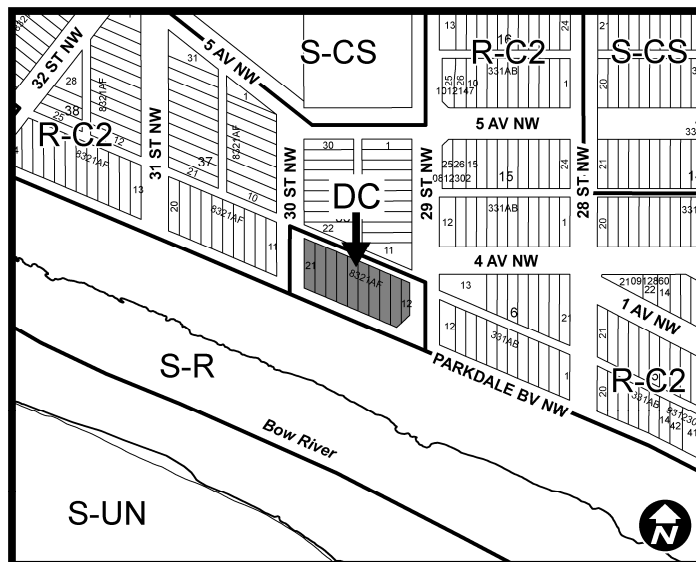
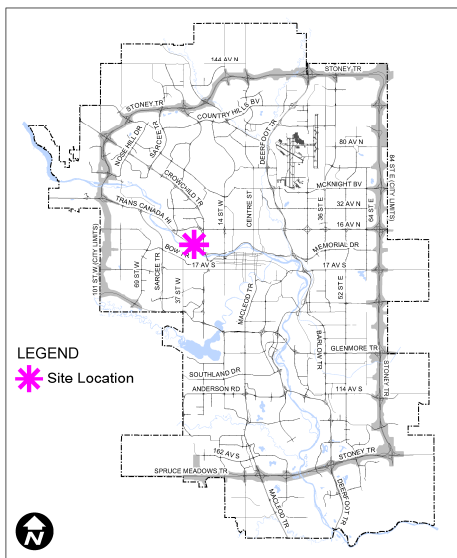
**ATTACHMENT**

1. Proposed Bylaw 103D2015

LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

LOCATION MAPS



LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.27 hectares  $\pm$  (0.66 acres  $\pm$ ) located at 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018 and 3020 Parkdale Boulevard NW (Plan 8321AF, Block 36, Lots 12 to 21) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate multi-residential development with guidelines (APPENDIX II).

**Moved by: C. Friesen**

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting and Mr. Wright.

**Carried: 4 – 2**

Opposed: G.-C. Carra and  
R. Honsberger

Reasons for Opposition from Mr. Honsberger:

- The site under delivers on the density potential it affords.
- Well serviced by roads including Parkdale Boulevard NW and transit, should have more units.

LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

**Applicant:**

O2 Planning and Design

**Landowner:**

Carma Ltd

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

**LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015**

**MAP 19C**

---

**PLANNING EVALUATION**

**SITE CONTEXT**

The site is situated within the community of Parkdale, an older established inner-city community characterized primarily by one and two storey single family homes. Parkdale is well-served by area schools, local amenities and direct connections to the transit, transportation and open space networks.

The subject site is located at 3004 to 3020 Parkdale Boulevard NW, and is comprised of nine parcels within a skewed rectangular block. The site is bordered by Parkdale Boulevard NW to the south, an unpaved lane to the north, 30 Street NW to the west, and 29 Street NW to the east. The site, previously owned by the City of Calgary, has been vacant for over 30 years.

**LAND USE DISTRICT**

The land use district proposed for this application is a DC Direct Control District. The purpose of the district is to balance contextually-sensitive intensification with the Parkdale community's desire for a level of certainty about the proposed built form. The proposed DC district is based on the Multi-Residential – Contextual Low Profile (M-C1) District, with a maximum of 100 units per hectare and a maximum building height of 14 metres. Along with this land use redesignation, the applicant has submitted a concurrent Development Permit. Thus, the DC district has been written to provide a level of certainty for both the proposed development as well as the community. The key components of the DC district include:

- It allows for a number of specific rules that are designed to accommodate the proposed development in a townhouse form. These rules are only applicable to a townhouse use and no other multi-residential use.
- It allows for a density in number of units that is lower than the base land use district and is tied to the proposed development in order to provide some certainty to the community in terms of the intensification of the site.

**Development Permit**

The Development Permit application is for 24 ground oriented townhouse units, composed of four buildings, each containing six townhouse units (APPENDIX IV). Units in the buildings on the north side of the site are oriented to the lane, while units in buildings on the south side are oriented to Parkdale Boulevard NW. An internal central drive is accessed from 30 Street NW provides access to the garages for each townhouse unit. Each three-storey unit features a private amenity space roof deck, set back from the front and rear edges of the unit. The proposed development provides landscaping in the front and rear of each unit, as well as site sidewalk and streetscape landscaping improvements. Visitor parking is not accommodated on site, but four parking stalls have been provided in the lane.

**LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015**

**MAP 19C**

---

**LEGISLATION & POLICY**

Municipal Development Plan

The Municipal Development Plan (MDP) identifies this site as part of the Inner City Developed Area typology. The MDP recognizes the predominantly low density, residential nature of Developed Residential Areas and supports retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Corridor), or if the intensification is consistent and compatible with the existing character of the neighbourhood.

South Shaganappi Communities Area Plan

The subject site falls within the South Shaganappi Communities Area Plan (SSCAP). The SSCAP is intended to guide both public and private decision making and investment in the South Shaganappi area over the next 30 years. Policy in the SSCAP indicates that this site is well located to services and facilities, and is in proximity to the Parkdale Neighbourhood Activity Centre. It is also a highly sustainable location, on a BRT route with a transit stop immediately in front of the site, and adjacent to the regional pathway network. The SSCAP recognizes that there is an opportunity to create a well designed medium density, primarily residential development, which respects this low density context but provides additional units in a sustainable location.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required for the proposed development. The site is currently well served by transit, with a bus stop located adjacent to the site. Vehicular access to the site will come from 30 Street NW.

**UTILITIES & SERVICING**

A Sanitary Servicing Letter was submitted as part of this application. No issues were identified.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015**

**MAP 19C**

---

**ENVIRONMENTAL SUSTAINABILITY**

There are no environmental sustainability issues of note.

**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Parkdale Community Association Planning & Development Committee was circulated as part of this application. A letter was submitted by the Parkdale Community Association indicating it has no objections to LOC2014-0210 and supports its approval by The City. The letter is included in APPENDIX III.

**Citizen Comments**

There were three citizen comments received in response to the application. Generally they were supportive of development on the site, however they expressed concerns with the proposed development including:

- Overlooking from the rooftop patios;
- Increased traffic;
- Lack of parking on site; and
- The single vehicular access point.

**LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015**

**MAP 19C**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

Brookfield Residential (Carma Ltd) has retained O2 Planning + Design Inc (the applicant) to undertake a land use redesignation process to support the redevelopment of nine currently vacant lots located at 3004 to 3020 Parkdale Boulevard NW.

This application proposes to redesignate the parcels in question from RC-2 (Residential – Contextual One / Two Dwelling District) to a Direct Control District (DC), based on the M-C1 (Multi-Residential – Contextual Low Profile) land use district. The proposed DC land use designation will facilitate innovative, transit oriented and contextually-sensitive residential intensification within the community of Parkdale, along the Parkdale Boulevard Parkway.



LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

APPENDIX II

PROPOSED DC DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to:
- (a) provide for multi-residential development in the form of **Townhouse** buildings;
  - (b) provide for **units** with a separate direct entry from **grade**;
  - (c) be in close proximity or **adjacent** to **low density residential development**;
  - (d) provide for **density** and **building** mass designed in a manner that is respectful of, and appropriately responds to, the neighbourhood character of Parkdale.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

- 4 The **permitted uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:
- (a) **Townhouse.**

**Discretionary Uses**

- 5 The **discretionary uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:
- (a) **Addiction Treatment;**
  - (b) **Bed and Breakfast;**
  - (c) **Custodial Care;**
  - (d) **Place of Worship – Medium; and**
  - (e) **Place of Worship – Small.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

**Density**

7 The maximum **density** is 100 **units** per hectare.

**Building Height for Townhouse**

8 (1) The maximum **building height** for a **Townhouse** is 14.0 metres.

(2) Subsection 594(3) does not apply to a **Townhouse**.

**Setback Areas for Townhouse**

9 For a **Townhouse**, the depth of all **setback areas** must be equal to the minimum **building setback** required in section 10.

**Building Setbacks for Townhouse**

10 For a **Townhouse**, the minimum **building setback** from a **property line** shared with a **street** or **lane** is 1.2 metres.

**Projections Into Setback Areas for Townhouse**

11 For a **Townhouse**, portions of a **building** greater than 2.4 metres above **grade** may project a maximum of 0.6 metres into any **setback area**.

**Landscaping for Townhouse**

12 (1) For a **Townhouse** a minimum of 25.0 per cent of the area of a **parcel** must be a **landscaped area**.

(2) Subsections 550(6), 551(3) and 593 do not apply to a **Townhouse**.

**Amenity Space for Townhouse**

13 (1) There is no minimum requirement for **amenity space** for a **Townhouse**.

(2) An **amenity space** for a **Townhouse** may be located in a **setback area** between a **building** and a **property line** shared with a **street** or **lane**.

**Required Motor Vehicle Parking Stalls for Townhouse**

14 (1) The minimum number of **motor vehicle parking stalls** for each **Dwelling Unit** of a **Townhouse** is 1.0 stall for resident parking.

(2) There is no minimum requirement for **visitor parking stalls** for a **Townhouse**.

**Driveway Length for Townhouse**

15 Subsection 565(2) does not apply to a **Townhouse**.

LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

**APPENDIX III**

**COMMUNITY ASSOCIATION COMMENTS**



**PARKDALE COMMUNITY ASSOCIATION**

3512 - 5th Avenue NW, Calgary AB, T2N 0V7  
Tel: (403) 283-5767 E-mail: [office@parkdalecommunity.com](mailto:office@parkdalecommunity.com)

Steve P. Jones, File Manager  
Planning, Development & Assessment  
The City of Calgary  
By Email: [Steve.Jones2@calgary.ca](mailto:Steve.Jones2@calgary.ca)

February 25, 2015

**RE: LOC2014-0210 3004 Parkdale Blvd. NW (Parkdale)**  
**DC Direct Control District to accommodate multi-residential development**

I am responding to the subject application on behalf of the Parkdale Community Association (PCA) Planning & Development Committee (P&D). The P&D Committee, as well as adjacent property owners and community residents, discussed the application and the implementing development permit application with the applicant on February 10, 2015. We appreciated your attendance at the meeting and know you heard the questions and concerns.

The committee recognizes The City intends to process the Development Permit application in parallel with the LOC2014-0210. Our comments are based on the understanding the land use amendment to support the development of 24 townhouses, and DP2014-6082 to build 24 townhouses, will be processed as in parallel. The response to DP2014-6082 forms part of our response to this application.

The location of this development, on two major roads, is considered a gateway to Parkdale and it is important to the community and we appreciate the City's desire to increase residential density in such locations. Our support for the proposed 24 townhouses in four buildings is based on the architectural merit, and is viewed as appropriate for this site.

We view this land use amendment as unique. The Parkdale Community Association has no objections to LOC2014-0210 and supports its approval by The City. At the same time PCA wants to go on record as stating support of this application should not be interpreted as a precedent for support for other land use amendments to increase the density along Parkdale Blvd. or 3 Ave. NW, or elsewhere in Parkdale.

If you have any questions, please contact Judy Hoad at [Judy.Hoad@shaw.ca](mailto:Judy.Hoad@shaw.ca) or Bill Biccum at [Bill.Biccum@parkdalecommunity.com](mailto:Bill.Biccum@parkdalecommunity.com) or 403.283.5767. Also, please notify the PCA of the decision regarding this application.

Sincerely,

A handwritten signature in cursive script that reads "Judy Hoad".

Judy Hoad  
Chair, Planning & Development Committee  
Parkdale Community Association

Cc: Councillor Druh Farrell  
[DP.circ@calgary.ca](mailto:DP.circ@calgary.ca)  
PCA Office

LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

APPENDIX IV

PROPOSED DEVELOPMENT PERMIT IMAGES



LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

PARKDALE BOULEVARD ELEVATION | MASSING + ARTICULATION





LAND USE AMENDMENT  
PARKDALE (WARD 7)  
NORTH OF PARKDALE BOULEVARD NW AND WEST OF 29  
STREET NW  
BYLAW 103D2015

MAP 19C

