

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
NORTH SIDE OF 300 BLOCK OF 32 AVENUE NE
BYLAW 93D2015

MAP 34C

EXECUTIVE SUMMARY

The proposed Redesignation of a 0.05 ha parcel at 316 32 Avenue NE from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District would facilitate multi-residential redevelopment.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 April 23

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 93D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 316 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 17 and 18) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 93D2015.

REASON(S) FOR RECOMMENDATION:

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is an appropriate contextual fit for the community. The density modifier provides a provision that only allows a maximum of 4 units on this parcel. The parcel is in close proximity to several frequent transit routes along Edmonton Trail NE and the Centre Street transit corridor which provides significant 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 densification along major roadways and promote the use of public transit.

On 2014 March 31, Council implemented “Location Criteria for Multi-Residential Infill” to assist with the evaluation of land use amendment applications to an M-CG District. The location criteria (APPENDIX III) were designed for land use amendment proposals such as this one.

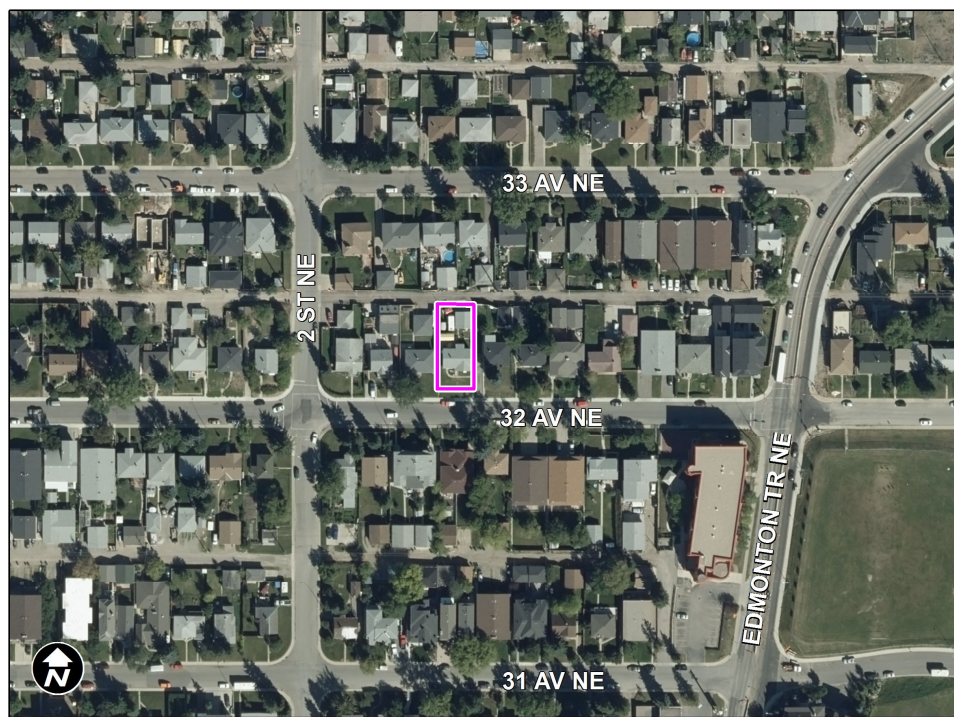
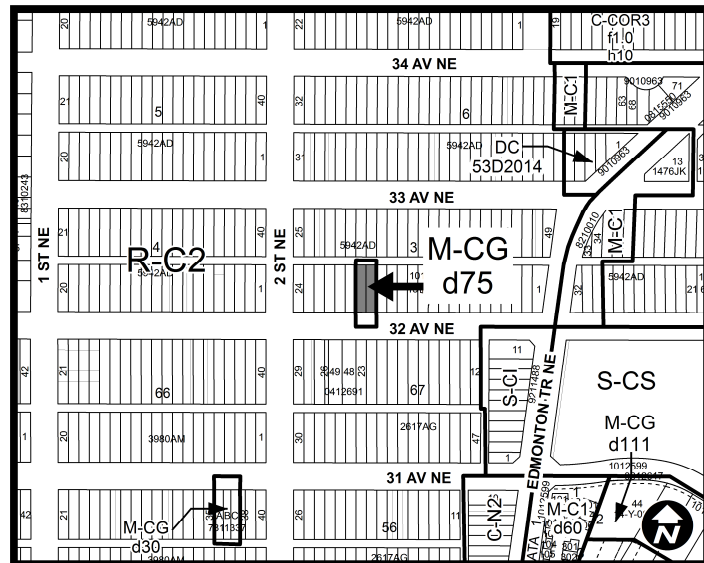
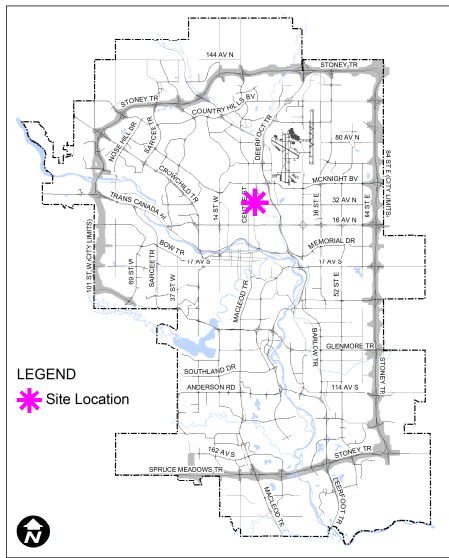
ATTACHMENT

1. Proposed Bylaw 93D2015

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
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BYLAW 93D2015

MAP 34C

LOCATION MAPS



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NORTH SIDE OF 300 BLOCK OF 32 AVENUE NE
BYLAW 93D2015

MAP 34C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 316 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 17 and 18) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

Moved by: G.-C. Carra

Carried: 5 – 4

Opposed: R. Honsberger,
J. Gondek, M. Wade
and M. Logan

Reasons for Opposition from Mr. Honsberger:

- Interior site doesn't meet enough of the criteria for M-CGd75.
- Four units on a site that is less than 6000 square feet brings onto question:
 - a) Parking and access.
 - b) Increased run off.
- No storm sewer – DP requirement will be financially unfeasible (30 metres or storm pipe and road rehabilitation).

Reasons for Opposition from Ms. Gondek:

- I have difficulty supporting land use change before we sort out stormwater issues in the area.

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MAP 34C

Applicant:

Duel Architecture

Landowner:

Highland Park Real Estate Ltd

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	7
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>	Yes	7

*Issue - Yes, No or Resolved

**LAND USE AMENDMENT
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BYLAW 93D2015**

MAP 34C

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in Highland Park and houses a 1948 single-detached bungalow. The subject site is primarily surrounded by Residential – Contextual One/Two Dwelling (R-C2) District, with a site designated of Multi-Residential – Contextual Grade-Oriented (M-CGd30) District one block to the south. A Special Purpose – Community Institution (S-CI) District houses the St. Paul's Villa senior housing east of the site along the Urban Corridor, Edmonton Trail NE. An additional Urban Corridor, Centre Street N, is located approximately three blocks to the west.

The parcels to the east and south of the subject parcel contain single and semi-detached dwellings, while the remaining R-C2 parcels north and west are primarily single-detached dwellings.

The site topography slopes from the south to north. A lane runs at the rear of the subject site.

LAND USE DISTRICTS

Multi-Residential – Contextual Grade-Oriented (M-CGd75) District allows for multi-residential developments, in a variety of forms, and is intended to accommodate multi-residential development of low height and low density in close proximity 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 an Urban Corridor.

The M-CGd75 district has a maximum allowable density through a density modifier of 75 units per hectare, allowing a maximum of four units on the subject site.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009 - Statutory)

There is no Area Redevelopment Plan (ARP) governing the subject site, the Calgary Municipal Development Plan (MDP) is used for guidance, specifically section 3.4.2 Urban Corridor.

Municipal Development Plan (MDP) policies for Urban Corridors provide for a high level of residential and employment intensification. Urban Corridors emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
NORTH SIDE OF 300 BLOCK OF 32 AVENUE NE
BYLAW 93D2015**

MAP 34C

Location Criteria for Multi-Residential Infill

Council implemented 'Location Criteria for Multi-Residential Infill' (APPENDIX III) 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.

The following statements can be made about the subject site relative to the location criteria (guidelines):

- Within 400 metres of a transit stop.
- On a collector or higher standard roadway on at least one frontage.
- Direct lane access.
- Adjacent to existing or planned non-residential development or multi-dwelling development.

The following locational criteria were not met:

- On a corner parcel.
- Adjacent to existing or planned non-residential development or multi-dwelling development.
- Adjacent to or across from existing or planned open space or park or community amenity.

Administration finds that the proposed land use satisfies a majority of the locational criteria for multi-residential infill housing.

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.

TRANSPORTATION NETWORKS

Vehicular access is available from the rear lane. Vehicular access design will be reviewed and determined at the development permit stage.

The area is well serviced by public transportation, with bus routes #5 located approximately 150 metres from the subject site, travelling south to north on Edmonton Trail NE. While bus route #4 services the area providing north to south access directly downtown on Edmonton Trail NE, located approximately 150 metres from the site. A Primary Transit Network is also available on Centre Street N, located approximately 420 metres from the subject site.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
NORTH SIDE OF 300 BLOCK OF 32 AVENUE NE
BYLAW 93D2015**

MAP 34C

UTILITIES & SERVICING

Water and sanitary sewer mains are available to service the subject site. Storm sewer is not immediately available for connection and a main extension (approximately 30 metres) may be required at the Development Permit stage.

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required for this application.

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

Comments were received from the Highland Park Community Association supporting the higher density development along the corridor. Although two concerns with the proposed redevelopment of the subject site were noted. Concerns from the Highland Park Community Association (APPENDIX II) can be summarized as follows:

- The privacy and shadowing impact on adjacent neighbouring properties;
- The increase of population density will cause additional pressure on street parking.

These issues will be examined in greater detail at the development permit stage.

Citizen Comments

Three submissions (two emails from same individual) from the public were received expressing concerns. Concerns from adjacent neighbours can be summarized as follows:

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
NORTH SIDE OF 300 BLOCK OF 32 AVENUE NE
BYLAW 93D2015**

MAP 34C

- Absence of mid block multi-family development in the immediate area;
- The increase of population density will cause additional pressure on street parking;
- Concerns with noise pollution.

Public Meetings

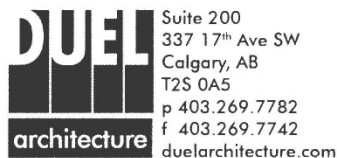
The applicant has engaged in conversations with members of the Highland Park Community Association Planning Committee.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
NORTH SIDE OF 300 BLOCK OF 32 AVENUE NE
BYLAW 93D2015

MAP 34C

APPENDIX I

APPLICANT'S SUBMISSION



November 24, 2014
Land Use Redesignation of 316 32nd Ave NE – Highland Park

Project Definition

The purpose of this Land Use Redesignation is to change the current zoning of 316 32nd Ave NE from **R-C2 to M-CG** to support the development of a four unit townhouse type project in Highland Park.

Project Rationale

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

- 1) From a business point of view, the development of this property is an attractive opportunity that will generate a reasonable amount of return on the initial investment.
- 2) To develop an attractive high quality development that will provide infill housing in a desirable community. A townhouse type development will respect the streetscape features and community character while provide housing for new families to move into this inner-city neighbourhood.
- 3) It would seem like a missed opportunity to not increase density in this location. The site is an edge condition of Highland Park, located on a through road – 32nd Ave NE. The location and desired scale of development will provide a compatible new infill development that contributes to the renewal and vitality of Highland Park.

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 this lot 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 between two higher volume roadways. Edmonton Trail is 130m to the East of the property and Centre Street is approximately 400m to the West.
 - b. The site is located within the desired 400m of a transit stop.
 - c. The closest transit stop is located on Edmonton Trail, which provides connections to two buses, as well as links to additional major bus routes.
 - d. The site is located in proximity to the planned North-Central LRT line.
 - e. The site has direct lane access.
- 3) The street already has developments similar to our proposed development.
- 4) 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.
- 5) This type of development will attract young families wishing to live in this mature community.

Sincerely,

Duel Architecture Inc.

Erin Joslin, M.Arch, B.Des

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
NORTH SIDE OF 300 BLOCK OF 32 AVENUE NE
BYLAW 93D2015**

MAP 34C

APPENDIX III

Proposed Location Criteria for Multi-Residential Infill

Subject Site	Comments	
On a corner parcel.	<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>	Not a corner site
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>	Yes site is approximately 150m of a transit stop.
Within 600m of an existing or planned Primary Transit stop 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>	Yes site is approximately 420m from Centre Street.
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	Yes it is located on 32 Ave NE which is classified as an Arterial Street.
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.	No, although there is a senior citizens housing diagonal from the subject site along Edmonton Tr.
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.	Not applicable, there is no park near by.
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.	Yes, it is located along 32 Ave NE, which is an arterial road, less than a block away from Edmonton Trail which is an Urban Corridor, and approximately 4 blocks away from Centre St, classified as an Urban Boulevard.
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.