

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the northwest community of Panorama Hills and is accessed from Panatella Square NW. The site is approximately 0.41 hectares (1.00 acres) in area and measures approximately 68 metres wide by 59 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage. It is one of the few remaining sites to redevelop in the Panorama Hills community.

The surrounding area is characterized by low- and medium-density residential development in the form of single detached dwellings and townhouses. Parcels located to the east, south and west are designated as Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – One / Two Dwelling (R-2) District and parcels located to the north and further southeast of the site are designated as the M-1d75 and M-1d85 Districts.

There is a strip of land between 49 Panatella Square NW (which is a Public Utility Lot and local pathway) and the subject site. This portion of land is an undeveloped road right-of-way (former Centre Street N). Discussions regarding the right-of-way are ongoing with the applicant, and options will continue to be explored through future phases of development.

Community Peak Population Table

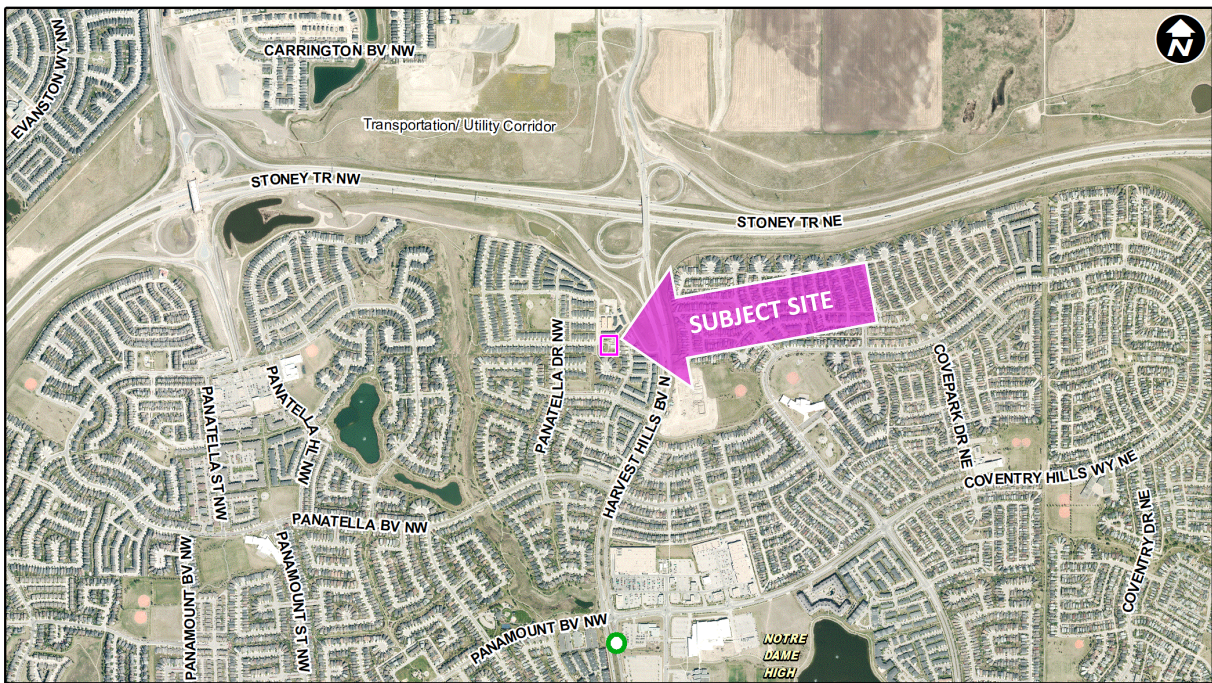
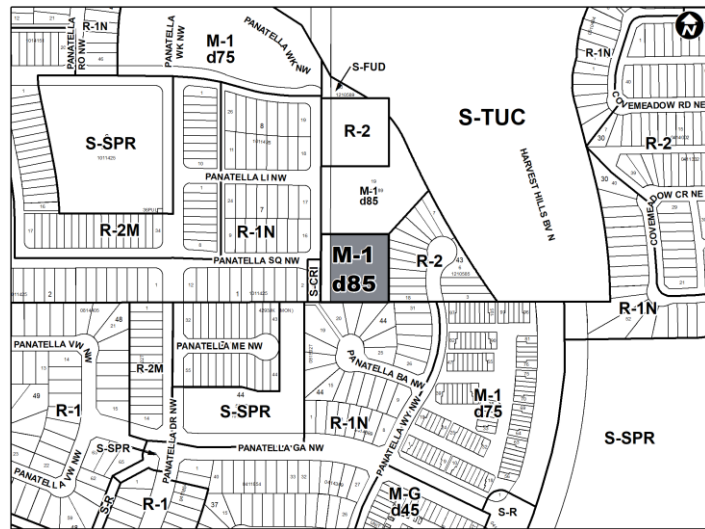
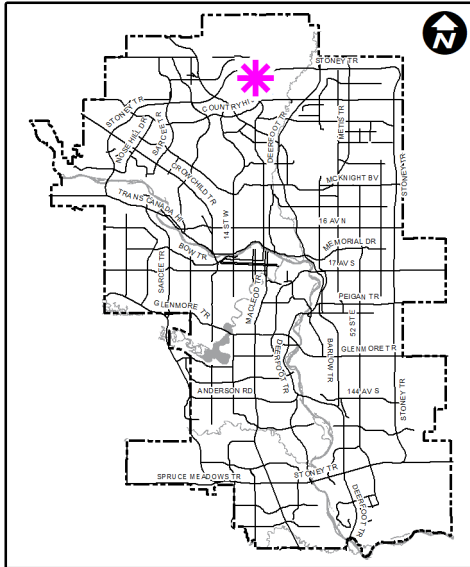
As identified below, the community of Panorama Hills reached its peak population in 2015.

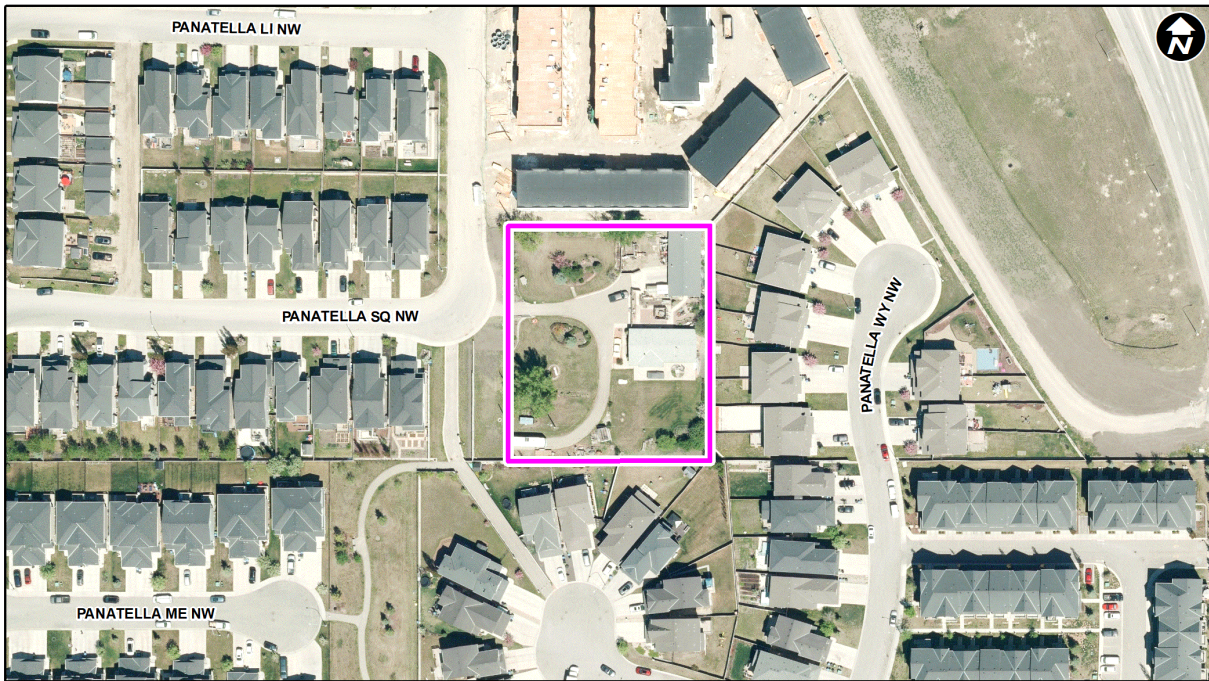
Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2019 Current Population	25,710
Difference in Population (Number)	-283
Difference in Population (Per cent)	-1.1%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Panorama Hills [Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District is a designation used to allow limited development on lands that are intended for future urban development.

The proposed M-1 District is intended to allow for low-profile multi-residential development such as townhouses and is consistent with adjacent multi-residential developments north and southeast of the site. Administration recommends that a density modifier of 85 units per hectare be applied to the site to allow for a density that is contextually appropriate for the area, consistent with adjacent parcels and meets the applicant's intended development plans. This density modifier would allow for a maximum of 34 units and a maximum height of 14 metres.

Development and Site Design

If this application is approved by Council, the rules of the M-1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Additional items that would be considered through the development permit process include, but are not limited to:

- privacy and overlooking for adjacent units, including strategic use of landscaping;
- design of the project to align with the look and feel of the single detached houses and townhouse developments in the area;
- appropriate amenity space for future residents;

- utilization of the undeveloped road right of way and site access; and
- green building and climate resilience mitigation and adaptation considerations.

Transportation

The existing community is served by Transit Route 421 (Panatella) which is 315 metres (a four-minute walk) southeast of the site. This bus route provides transportation to the North Pointe Transit Terminal located 1.5 kilometres (a 15-minute walk) to the south where users can transfer to various routes including Bus Rapid Transit Route 301 (North/City Centre). This will also be the location of the future North Pointe Green Line LRT Station. Vehicular access to the site would be from Panatella Square NW, which is classified as a local road.

A Transportation Impact Assessment was not required with this application as it was not warranted by the proposed increase in density. Overall, the proposed amendment is in alignment with the [Calgary Transportation Plan](#).

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary and storm deep utilities are available. Development servicing requirements will be determined at future development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential Area, and is referenced as a Planned Greenfield Community with Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures. The mix of housing types can include single detached, semi-detached, rowhouses, multi-residential, secondary suites and mixed-use residential developments. This application proposes a low- to medium-density housing type which aligns with the intent of the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

Calgary North Phase 2 Community Plan (Non-Statutory – 1999)

The subject parcel is located within the “Neighbourhood Area” as identified on Map 2: Concept Plan in the [Calgary North Phase 2 Community Plan](#) (Plan). One of the Goals and Objectives of the Plan (Section 1.2) is to “use land efficiently and organize residential development such that it is capable of achieving a relatively higher residential density.” Section 1.5 of the Plan encourages a variety of housing types, including multi-dwelling residential. The proposed land use amendment meets the intent of the policy.