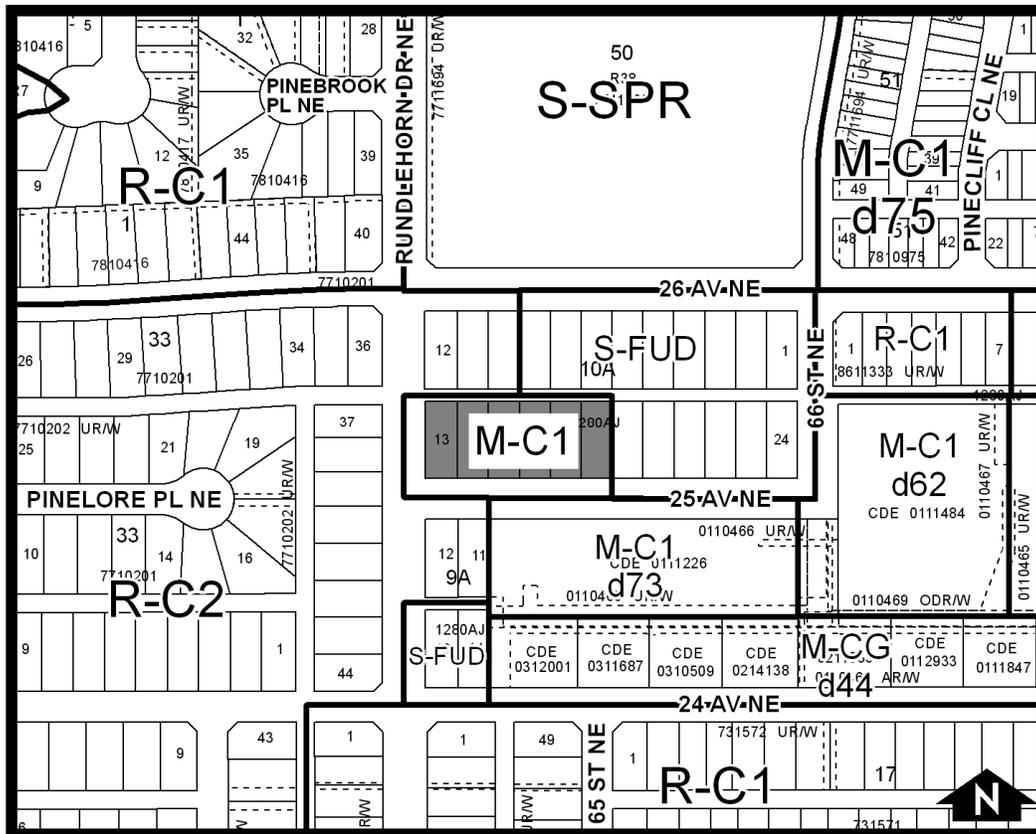


LAND USE AMENDMENT	ITEM NO: 05	
	FILE NO:	LOC2013-0068
	CPC DATE:	2013 November 21
	COUNCIL DATE:	2014 January 13
	BYLAW NO:	9D2014

PINERIDGE
(Ward 5 - Councillor Jones)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 0.36 hectares \pm (0.88 acres \pm) located at 6612 – 25 Avenue NE (Plan 1280AJ, Block 10A, Lots 13 to 18) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: R. Wright

Carried: 5 – 0

<p>PROPOSAL: To redesignate 0.36 ha ± (0.88 ac ±) located at 6612 – 25 Avenue NE (Plan 1280AJ, Block 10A, Lots 13 to 18) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile (M-C1) District.</p> <p style="text-align: right;">(Map 26E)</p>

<p>APPLICANT: Stantec Consulting Ltd</p>	<p>OWNER: Habitat For Humanity Southern Alberta Society</p>
<p>CURRENT DEVELOPMENT: Single Detached Dwelling</p>	

<p>ADJACENT DEVELOPMENT:</p> <p>NORTH: Single detached dwelling (R-C2), Vacant (S-FUD)</p> <p>SOUTH: 25 Avenue NE, Low density residential (R-C2) and Multi-Residential (M-C1)</p> <p>EAST: Vacant (S-FUD) and Multi-Residential (M-C1)</p> <p>WEST: Rundlehorn Drive NE, Low density residential (R-C2)</p>

SUMMARY OF CIRCULATION REFEREES	
<p>ENVIRONMENTAL MANAGEMENT</p>	Not Applicable
<p>COMMUNITY ASSOCIATION Pineridge Community Association</p>	Letter of support. (APPENDIX II)

PLANNING EVALUATION

Introduction

The purpose of this land use application is to redesignate the subject site from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile (M-C1) District. This application is being made by the Habitat for Humanity Group for the ability to construct multi-unit residential.

Site Context

The site is located in the northeast community of Pineridge, where low density residential meets low profile multi-residential. The site is currently developed with a single detached dwelling.

Proposed Land Use District

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 52 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 south and east of the site.

Site Characteristics

The site is predominantly flat with limited vegetation around the perimeter, including shrubs and one tree along the west side of the parcel.

Legislation & Policy

The subject site is located within the *Developed Residential – Established* area as identified on Map 1 of the Municipal Development Plan (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.

Site Layout & Building Design

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit for 24 residential units in the form of fourplexes.

Site Access & Traffic

A Traffic Impact Assessment was not required.

Parking

A Parking Study was not required.

Site Servicing for Utilities

Water service is available for this site, although at the development permit stage, the developer will be obligated to construct main extensions for both sanitary sewer and storm sewer to service this site.

Environmental Site Assessment

An Environmental Site Assessment was not required for this land use application.

Community Association Comments

The Pineridge Community Association provided a letter in support of this proposal.
(APPENDIX II)

Adjacent Neighbour Comments

No letters were submitted with comment on this application for land use redesignation.

CONCLUSION:

The proposal is supported for the following reasons:

1. It is compatible with adjacent land uses.
2. It is in conformance with the relevant policies of the Municipal Development Plan.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.36 hectares ± (0.88 acres ±) located at 6612 – 25 Avenue NE (Plan 1280AJ, Block 10A, Lots 13 to 18) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Contextual Low Profile (M-C1) District.

Brad Bevill
2013/Nov

APPLICANT'S SUBMISSION

As a non-profit organization Habitat mobilizes volunteers and community partners to work towards providing safe and liveable places to live for families as a means to break the cycle of poverty. As a self-sustaining organization, Habitat has full capability of constructing simple, decent housing appropriate to the area in order to provide low-income families with access to affordable homeownership.

In 2012, Habitat acquired the subject lands located at 6612 25 Avenue NE and legally described as Plan 1280AJ, Block 10A, Lots 13-18. The subject lands are currently designated as Special Purpose – Future Urban Development (S-FUD) District which is applied to lands that are awaiting urban development and utility servicing. This application is proposing to redesignate the subject lands to a Multi-Residential – Contextual Low Profile (M-C1) District to accommodate twenty four (24) units in the form of fourplex. The redesignation of the subject lands will enable Habitat to provide more affordable housing within Calgary. Habitat Southern Alberta has provided over 130 local families with affordable housing.

The subject lands are in an established residential area with Calgary's Municipal Development Plan. The proposed redesignation keeps in line with policy as it provides multi-family development that transitions appropriately to its surroundings while meeting the needs of present and future residents of varying incomes.

Located in the Northeast of Calgary, the subject lands are bounded by Rundlehorn Drive NE to the west, 25 Avenue to the south and undeveloped lands to the east and north under the S-FUD district. In preparation for the land use redesignation submissions Stantec and members of Habitat met with the Community Association to discuss the proposed application and future development of the Subject Lands. Following submission of the application it is our intent to host an open house for residents and stakeholders to comment on and ask questions in regards to our proposal.

Community Association Letter

**Pineridge Community Association**

October 15, 2013

To Whom It May Concern:

I am writing this letter on behalf the Pineridge Community Association Board of Directors to offer our support for the Habitat for Humanities project proposed in the Community of Pineridge.

We have met with the Habitat group, their contractors (Stantec) and have seen the proposal in great detail. We feel this is an amazing opportunity for our community to have a development of this type and we fully support their plan to build the multi family homes at the location on the corner of Rundlehorn Dr. and 25 Ave NE.

If you have any questions, please don't hesitate to call me at 403-803-3933.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lori Withell', is written over a light blue horizontal line.

Lori Withell
President
Pineridge Community Association

Aerial Overview

