

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the northwest community of Panorama Hills. The site is an undeveloped road right-of-way (former Centre Street N) that was never closed and incorporated into the overall development of Panorama Hills. The site is approximately 0.05 hectares (0.12 acres).

On 2022 September 15, Council granted first reading to redesignate the site directly adjacent to the east to the Multi-Residential Low Profile (M-1d85) District. A density modifier of 85 units per hectare was added to be compatible with adjacent multi-residential development in the area. Council withheld second and third reading until a Development Permit was at the point of approval by the Development Authority. After first reading was granted, the applicant submitted this application with the intent of consolidation with the adjacent development site pending decision of Council. A development permit for a 28-unit townhouse development has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application.

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.

Community Peak Population Table

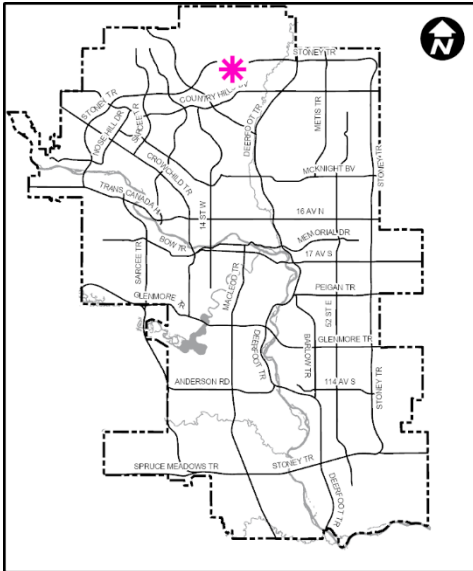
As identified below, the community of Panorama Hills reached its peak population in 2015.

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

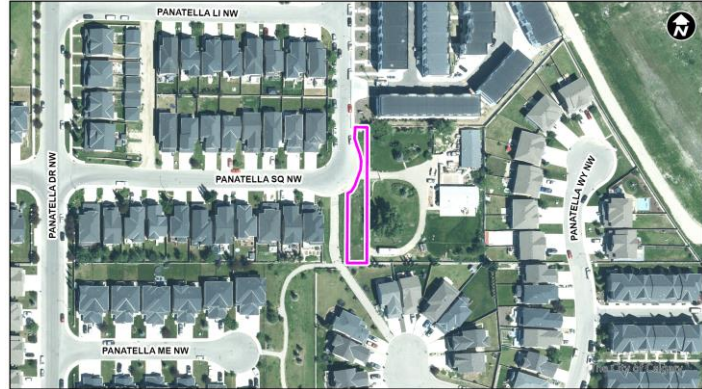
Source: *The City of Calgary 2019 Civic Census*

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

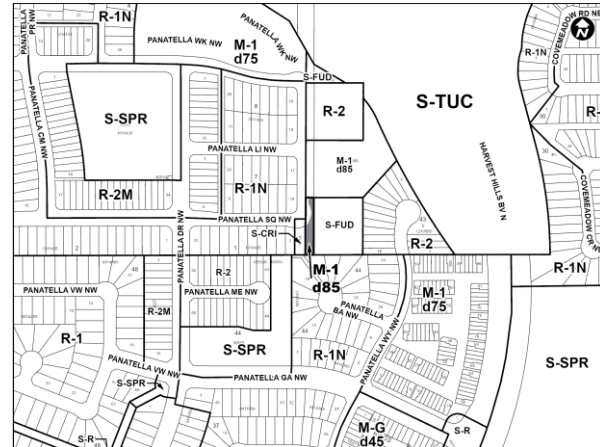
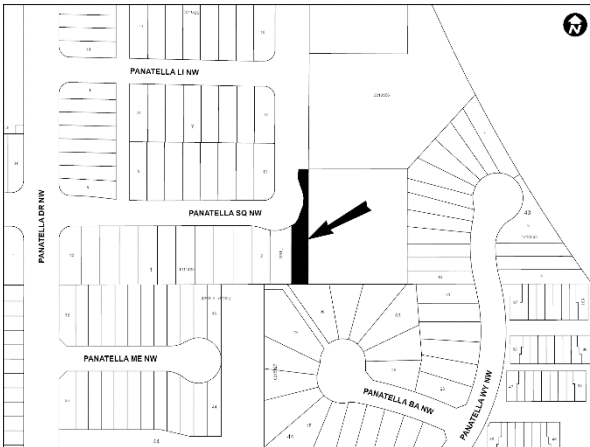
Location Maps

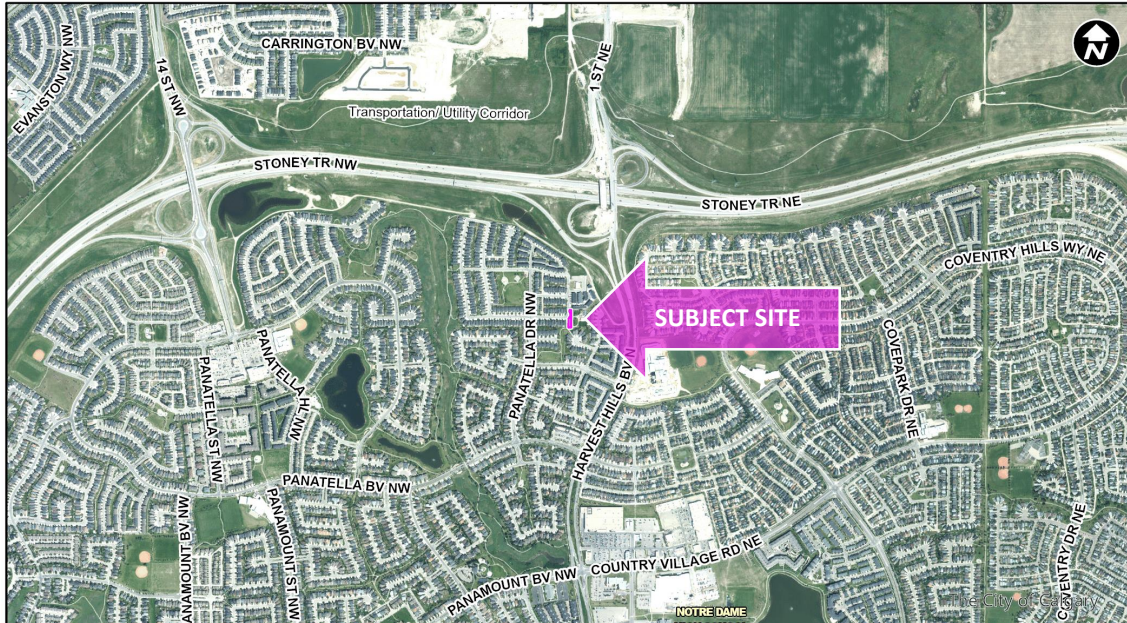


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes the closure of the approximately 0.05 hectares (0.12 acres) portion of the former Centre Street N right-of-way adjacent to 67 Panatella Square NW. The closed portion of the road would be consolidated with the adjacent site, subject to the Conditions of Approval.

Land Use

The proposed M-1d85 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. While the density modifier would allow for a maximum of 39 units to be included with the adjacent development, the applicant has proposed 28 units on the site.

Development and Site Design

The rules of the proposed M-1d85 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the subject site is available from the existing sidewalks along Panatella Square NW. The site is a 400 metre (a seven-minute walk) to the regional pathway/Always Available for All Ages and Abilities (5A) Network on the east side of Harvest Hills Boulevard NW. 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. Once the site is consolidated, vehicular access to the overall 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.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm servicing are available for the subject site and have been reviewed with the concurrent development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed road closure and land use amendment builds on the principles of the GP 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 the closure of a road right-of-way to facilitate a low- to medium-density housing type which aligns with the intent of the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following three climate measures on the concurrent development permit application:

- Ensuring all units are electric-vehicle-ready in line with the actions set out in Program Pathway F3.1 Require that all new residential buildings be built to an EV-ready standard.
- Ensuring all units are solar-ready at time of occupancy in line with the actions set out in Program Pathway D4.1: Develop and Implement a city-wide strategy to accelerate the installation of solar PV in residential applications.
- Enhanced Landscaping and low water landscaping as per Land Use Bylaw 1P2007

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](#) (the 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.