

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

**EXECUTIVE SUMMARY**

This is a land use amendment application in the community of Mount Pleasant. The site is located at 423 - 18 Avenue NW. The application seeks to redesignate the subject parcel from Residential Contextual One/Two Dwelling (R-C2) District to the Multi-Residential – Contextual Medium Profile (M-C2) District.

An amendment to the North Hill Area Redevelopment Plan is required to accommodate this land use redesignation. No development permit has been submitted for this site at this time.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommend **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 66P2017 and 379D2017; and

1. **ADOPT** the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 66P2017.
3. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 423 – 18 Avenue NW (Plan 2129O, Block 6, Lots 13 and 14) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 379D2017.



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**REASON(S) FOR RECOMMENDATION:**

The proposed redesignation is in keeping with applicable policies in the Municipal Development Plan and the North Hill Area Redevelopment Plan as amended.

The Multi-Residential Contextual Medium Profile (M-C2) District is designed to be located adjacent to low density residential, and as such provides for an appropriate transition from the 4 Street corridor to the low density residential within the community.

**ATTACHMENTS**

1. Proposed Bylaw 66P2017
2. Proposed Bylaw 379D2017

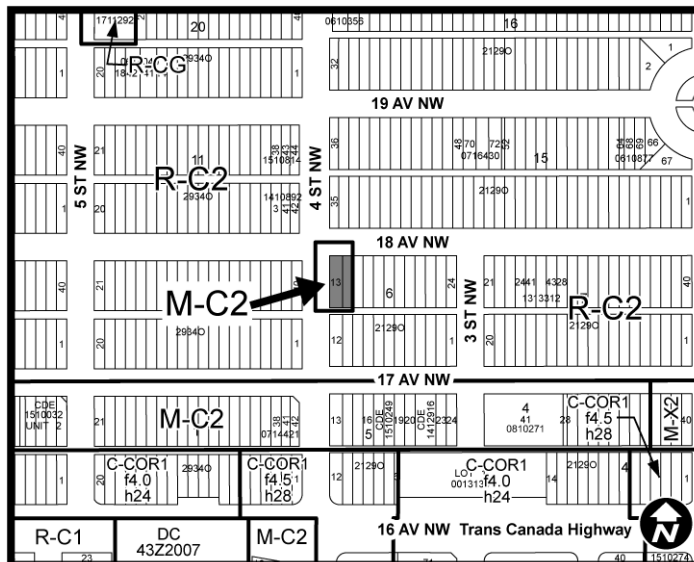
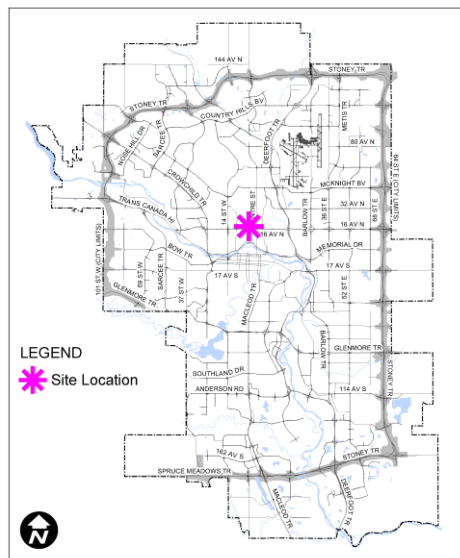


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LOCATION MAPS





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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. That Council **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX II).  
  
**Moved by: A. Palmiere** **Carried: 5 – 2**  
Absent: G.-C. Carra and S. Keating Opposed: D. Leighton and R. Wright
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 423 – 18 Avenue NW (Plan 2129O, Block 6, Lots 13 and 14) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.  
  
**Moved by: A. Palmiere** **Carried: 5 – 2**  
Absent: G.-C. Carra and S. Keating Opposed: D. Leighton and R. Wright  
  
Reasons for Approval from Ms. Juan:
  - I support this application as it is in alignment with the future plans for 4 Street NW as a future Main Street. From what we heard from the Applicant, the plans for Live Work units, would be a strong addition to the future Main Street.  
Reasons for Opposition from Mr. Wright:
  - This application, in my mind is premature, as I see 4 Street NW many years away from a Main Street style development. The ARP correctly identified creating a mixed use node at 4 Street and 23 Avenue NW, which is appropriate. This application is outside this node, and is actually, just a spot zoning.  
Reasons for Opposition from Mr. Leighton:
  - I did not support this ARP and Land Use Amendment because:
    - This represents ad-hoc, isolated “spot-zoning” that will not necessarily support the proposed “Main Street”;
    - This application is premature (pending completion of the Main Street work) and a more comprehensive rezoning of this area together with associated ARP amendments.



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**Applicant:**

Andy Papadopoulos

**Landowner:**

Andy Papadopoulos

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the northwest community of Mount Pleasant along 4 Street NW and two blocks to the north of the 16 Avenue Corridor. Fourth Street NW is an identified Neighbourhood Main Street in the Municipal Development Plan. The subject site is contained within the North Hill Area Redevelopment Plan and the immediate area is predominantly developed with single and semi-detached residential uses with more intense commercial and residential uses developed or planned for development along the 16 Avenue Corridor. Mount Pleasant has reached its new peak population in 2017, although this is not inconsistent with its previous peak population reached in 1968.

<b>Mount Pleasant</b>	
Peak Population Year	2017
Peak Population	5,811
2017 Current Population	5,811
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**LAND USE DISTRICTS**

The existing Residential One Two Dwelling (R-C2) District allows for a maximum of two dwelling units to be constructed on the site.

The proposed land use district is the Multi-Residential – Contextual Medium Profile (M-C2) District. This district does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5. The proposed district would allow for approximately 1,625 square metres of floor area to be developed under the 16 metre height limit. The site is considered appropriate for greater density considering its location along 4 Street NW – an identified Neighbourhood Main Street, and its proximity to the 16 Avenue Corridor – an identified Urban Main Street.



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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The site is located within two typologies as identified in the MDP:

- 1.) Residential Developed Inner City
- 2.) Main Street Neighbourhood Main Street.

The Residential Developed Inner City typology encourages shaping a more compact urban form, directing growth to strategic areas that can support neighbourhood and economic vitality, and reinforcing character.

The MDP encourages strong residential neighbourhoods with higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit.

The Neighbourhood Main Street typology strives for 100 jobs and population per hectare, located near Primary Transit with the typical key uses including medium density residential buildings.

The subject site is located within close proximity of Primary Transit, major services and amenities. The proposed land use district respects the context of the neighbouring property through built in contextual rules while increasing residential density at a location that is extensively served with existing infrastructure.

North Hill Area Redevelopment Plan (ARP)

The North Hill ARP identifies the site as being located in the Low Density Residential typology. This plan indicates this area is appropriate for low density housing such as single detached, semi-detached and duplex housing. The ARP discourages redesignations of the low density areas. The current ARP is not aligned with the MDP in that the MDP seeks a minimum of 100 jobs and population per hectare along the Neighbourhood Main Street, although the ARP's current densities in the area cannot achieve this goal without amendments.

The ARP amendment would amend Map 2 to show "Medium Density Multi Dwelling" typology on the subject site. This typology is intended to accommodate townhouse or apartment developments.



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The proposed Multi-Residential Contextual Medium Profile (M-C2) District is intended to be adjacent to low density developments, has a maximum height of 16 metres and can accommodate residential in a variety of forms including townhouses and apartments.

### **TRANSPORTATION NETWORKS**

A Transportation Impact Assessment (TIA) was not required as part of this application.

There is currently a bus stop located 30 metres north of the site on 4 Street NW, servicing Route 2 (Mount Pleasant). In the future, the North Crosstown BRT (currently under construction) will have a station located 180 metres to the south at the intersection of 4 Street NW and 16 Avenue NW. Also, the future Greenline LRT station will be located at 16 Avenue and Centre Street, approximately 600 metres from this site.

Upon redevelopment, the 2.134 metre 4 Street NW road right of way Bylaw setback will be applied. Vehicular access to the site will be provided from the rear lane. Direct vehicular access to 4 Street NW will not be permitted.

### **UTILITIES & SERVICING**

Water, Sanitary Sewer and Storm Sewer mains are available to service the site. Studies may be required as part of the development permit stage.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

### **GROWTH MANAGEMENT**

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time. This proposal is in alignment with the MDP references associated with growth management matters.

### **PUBLIC ENGAGEMENT**

#### **Community Association Comments**

The community Association submitted a formal response on 2017 August 27 (APPENDIX II) in support of the application.



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**Citizen Comments**

One letter was submitted from the adjacent neighbour with concerns regarding parking if a commercial building was proposed on the site. This feedback was taken into account when the application was amended from a mixed use proposal to a multi-residential proposal.

**Public Meetings**

The applicant met with the Community Association to discuss the application twice in 2016.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The owner plans to use the space and in the future develop it as per the 4<sup>th</sup> Street NW Main Street Guidelines for office, retail and residential use. The proposal is for Rezoning of the subject property from R-C2 to Multi-Residential – Contextual Medium Profile (M-C2) District.

The subject property is on the 4<sup>th</sup> Street NW “Main Street” Corridor. Starting from 16<sup>th</sup> Avenue NW to 27<sup>th</sup> Avenue NW the 4<sup>th</sup> Street Main Street corridor has retail, commercial, and residential development. The Municipal Development Plan (MDP) 3.4.3 provides the guidelines for Main Street development. In particular MDP 3.4.3.e encourages “ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Corridor, with the highest densities occurring in close proximity to transit stops and in locations where they merge with Activity Centers or Urban Corridors”.

The subject property is on a 54 by 125 foot level lot on the SE corner of 18<sup>th</sup> Avenue and 4<sup>th</sup> Street NW.

Within 100 meters of the subject property there are 3 bus route stops (2, 19, 404). The LRT line to the West runs through 10<sup>th</sup> Street and 16<sup>th</sup> Avenue (6 blocks away), and the proposed Centre Street or Edmonton Trail LRT line will be 4 to 6 blocks away.

Commercial/residential mixed use is the direction of the Main Street Neighbourhood Corridors. The owner intends to develop the property for residential use. The change of Land Use is intended to fully utilize the Main Street guidelines and add to the 4<sup>th</sup> Street NW Corridor diversity, live/work opportunities, and walk to work development. The proposed land use district uses the Main Street guidelines and enhances the 4<sup>th</sup> Street NW Main Street through diversity, creates job/housing balance, and brings vitality to this Neighbourhood Corridor.



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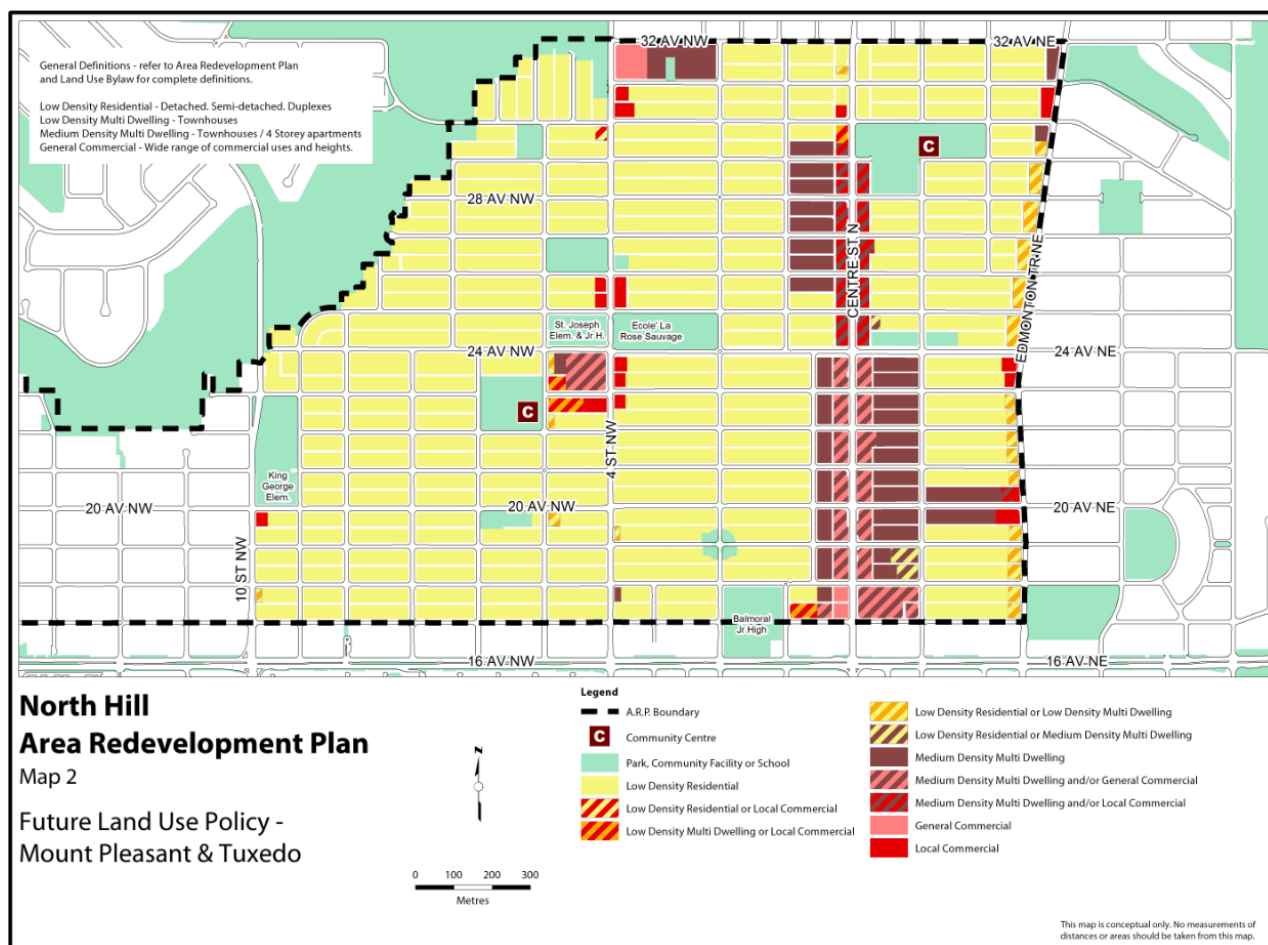
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APPENDIX II

AREA REDEVELOPMENT PLAN AMENDMENT

- (a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” as follows:





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**APPENDIX III**

**LETTERS SUBMITTED**




Sun 8/27/2017 3:48 PM

Chris Best <[REDACTED]>

[EXT] RE: LOC2015-0133

To  Bevill, Brad C.

Cc  Communications & Community Liaison Ward 7

Brad – Thank you for checking with us on this application.

We have been supportive of this application from the beginning and are still supportive of the change in zoning to M-C2. As a community we have established that we would prefer the higher density development on the busier streets, 4<sup>th</sup> Street, 10<sup>th</sup> Street and 20<sup>th</sup> Avenue, so this is appropriate.

Chris Best  
Mount Pleasant Community Association Board Director  
Planning, Transportation and Land Use (PTLU) Committee Chair