

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07

ISC: UNRESTRICTED
CPC2018-0249
Page 1 of 9

Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 – 28 Avenue NW,
LOC2017-0347
Bylaws 32P2018 and 146D2018

EXECUTIVE SUMMARY

This application was submitted by New Century Design on 2017 November 16 on behalf of the landowners Gurveen Kaur Biring and Tony S Dhaliwal. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. suites, single-detached, semi-detached and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

An amendment to the Mount Pleasant and Tuxedo portion of the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT** by bylaw the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 469 – 28 Avenue NW (Plan 2617AG, Block 26, Lot 35) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential –Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 32P2018 and 146D2018; 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 32P2018.

**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue NW, LOC2017-0347
Bylaws 32P2018 and 146D2018**

3. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 469 – 28 Avenue NW (Plan 2617AG, Block 26, Lot 35) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential –Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 146D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject site is located in the community of Mount Pleasant south of 28 Avenue NW and east of 4 Street NW. The community of Mount Pleasant is subject to policies of the *North Hill Area Redevelopment Plan* (ARP) which provide direction in relation to future redevelopment of Capitol Hill, Tuxedo and Mount Pleasant.

Since the beginning of 2017 Council has approved three redesignation applications (Bylaws 288D2017, 366D2017 and 379D2017) along the east edge of the 4 Street NW between 17 Avenue and 29 Avenue NW. Minor amendments to the ARP were required to accommodate these approvals.

Site Context

Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential – Contextual One/Two Dwelling (R-C2) District. The site is approximately 0.05 hectares in size with approximate dimensions of 14 by 36 metres. A rear lane exists to the south of the site. The property is currently developed with a one-storey single detached dwelling and a single-car garage accessed from the rear lane.

As identified in *Figure 1*, the community of Mount Pleasant has seen population growth over the last several years reaching its population peak in 2017.

Figure 1: Community Peak Population

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

Source: *The City of Calgary 2017 Civic Census*

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07**

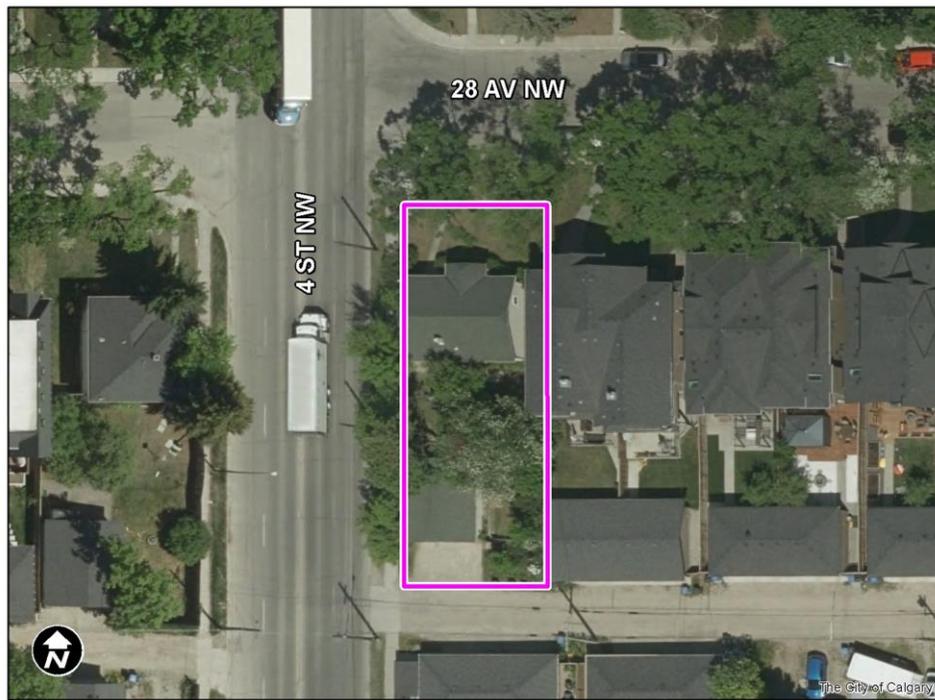
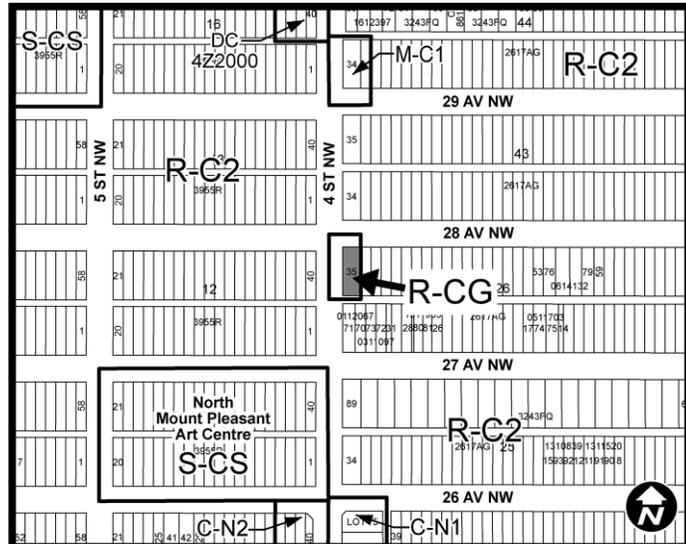
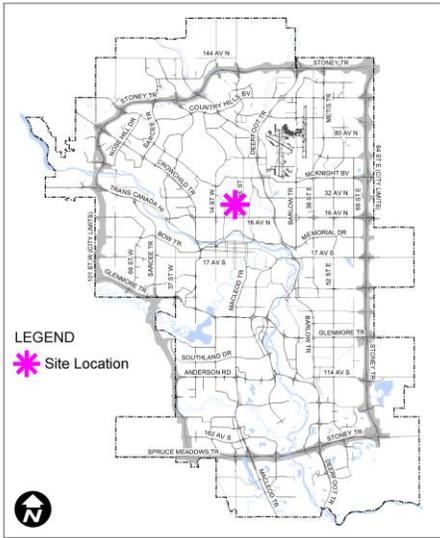
**ISC: UNRESTRICTED
CPC2018-0249
Page 3 of 9**

**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue
NW, LOC2017-0347
Bylaws 32P2018 and 146D2018**

Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant](#) community profile.

Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue
NW, LOC2017-0347
Bylaws 32P2018 and 146D2018

Location Maps



**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue
NW, LOC2017-0347
Bylaws 32P2018 and 146D2018**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the *North Hill Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to three (3) dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

A development permit application (DP2017-5281) for redevelopment of this parcel was submitted on 2017 November 16 and is currently under review. The development permit proposes a two-storey, three-unit rowhouse building with three secondary suites. Site design and building placement must take into account a 2.134-metre road right-of-way setback on 4 Street NW along the west property line.

Infrastructure

Transportation Networks

The subject site is located approximately 150 metres from transit stops for several bus routes on 4 Street NW. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application or the associated development permit application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07**

**ISC: UNRESTRICTED
CPC2018-0249
Page 6 of 9**

**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue
NW, LOC2017-0347
Bylaws 32P2018 and 146D2018**

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07

ISC: UNRESTRICTED
CPC2018-0249
Page 7 of 9

**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue
NW, LOC2017-0347
Bylaws 32P2018 and 146D2018**

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Mount Pleasant Community Association was circulated and they replied advising they had no concerns regarding the proposed land use redesignation. For details please refer to Attachment 2.

Five letters from adjacent property owners were received during the circulation period. The letters were supportive of the redesignation but expressed concern around the potential built form of the development. These concerns include:

Parking related comments:

- Lack of proposed parking stalls to accommodate the proposed suites.

Development related comments:

- Overdevelopment of the lot, including building height;
- Shadowing and the loss of privacy; and
- Visual impact, including the number of waste and recycling bins required for each unit.

As the above noted comments do not necessarily pertain to this redesignation application, they can be most effectively addressed during the review of the development permit application.

Engagement

No public meetings were held by the applicant or Administration for this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue
NW, LOC2017-0347
Bylaws 32P2018 and 146D2018**

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

The subject site is located in the Low Density Residential area as identified on Map 2 of the *North Hill Area Redevelopment Plan* (ARP). The Low Density Residential area policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 District. These policies are intended to ensure continued stability in the community and encourage compatible infill development to support community renewal and vitality.

Although the proposed land use amendment is not in alignment with the current ARP policy, the proposal still meets the Goals and Objectives of the ARP. In order to accommodate the proposed application, a minor map amendment to the ARP is required (Attachment 2). This proposed amendment would identify the site as “Low Density Residential or Low Density Multi-Dwelling”.

The proposed amendments to the ARP are deemed appropriate given the intent and contextual nature of the proposed R-CG District.

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the majority of the location criteria such as being located on a corner and adjacent to a collector road. Further, the site has lane access and is located within 400 metres of a transit stop.

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 May 07

ISC: UNRESTRICTED
CPC2018-0249
Page 9 of 9

**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue
NW, LOC2017-0347
Bylaws 32P2018 and 146D2018**

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *North Hill Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Mount Pleasant Community Association Letter
4. Proposed Bylaw 32P2018
5. Proposed Bylaw 146D2018
6. Public Submissions