

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0466
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**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 – 5
Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

EXECUTIVE SUMMARY

This application was submitted by Seika Architecture on 2017 June 14 on behalf of Ranjit K Wadh and Paramount Homes Inc. The application proposes to change the designation of these properties from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- a maximum building floor area of 2847 square metres, based on a building floor to parcel area ratio (FAR) of 2.5; and
- the uses listed in the proposed M-C2 designation.

An amendment to the *Parkdale Neighbourhood Activity Centre Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal conforms to the Area Redevelopment Plan as amended and is in keeping with the 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 amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw.

Moved by: L. Juan

Carried: 6 – 2

Opposed: D. Leighton and
C. Friesen

3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 3431 and 3435 – 5 Avenue NW (Plan 2262GJ, Block X, Lots 14 and 15) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

Moved by: L. Juan

Carried: 6 – 2

Opposed: D. Leighton and
C. Friesen

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 35P2018 and 167D2018; and

1. **ADOPT** the proposed amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 35P2018.
3. **ADOPT** the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3431 and 3435 – 5 Avenue NW (Plan 2262GJ, Block X, Lots 14 and 15) from Multi-Residential – Contextual Low Profile (M-C1) 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 167D2018.

PREVIOUS DIRECTION / POLICY

At the 2017 August 24 Calgary Planning Commission meeting, the Commission referred the proposed redesignation back to the Administration to return to Calgary Planning Commission when the associated Development Permit has been reviewed by the Urban Design Review Panel and is prepared to be reviewed by the Calgary Planning Commission.

BACKGROUND

Calgary Planning Commission Directives

The Calgary Planning Commission referred the application back to the Administration to return to Calgary Planning Commission when the associated development permit has been reviewed by the Urban Design Review Panel and is prepared to be reviewed by the Calgary Planning Commission. As the development permit is now ready for approval Administration is bringing both the land use amendment application and development permit back to Calgary Planning Commission.

In regard to review of this development permit by Urban Design Review Panel, Administration determined the Panel's current schedule could not accommodate a timely review. City Wide Urban Design did review the application and felt that it satisfied Urban Design expectations for buildings of this scale and context with regard to street edge, frontage, massing, and materiality. As such, it was determined that additional review by Urban Design Review Panel would not be possible or necessary at this time.

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Site Context

The subject site is comprised of two parcels situated on the south side of 5 Avenue NW between 33 Street and 34 Street NW in the community of Parkdale. The site is currently occupied by older single detached dwellings. Surrounding the subject site are multi-residential buildings to the east, west and south. Across 5 Avenue NW, to the north are a mix of single and semi-detached dwellings. South of the subject site is commercial area focused around Parkdale Crescent NW and 3 Avenue NW.

As identified in *Figure 1*, the community of Parkdale has seen population decline over time after reaching its population peak in 1968.

Figure 1: Community Peak Population

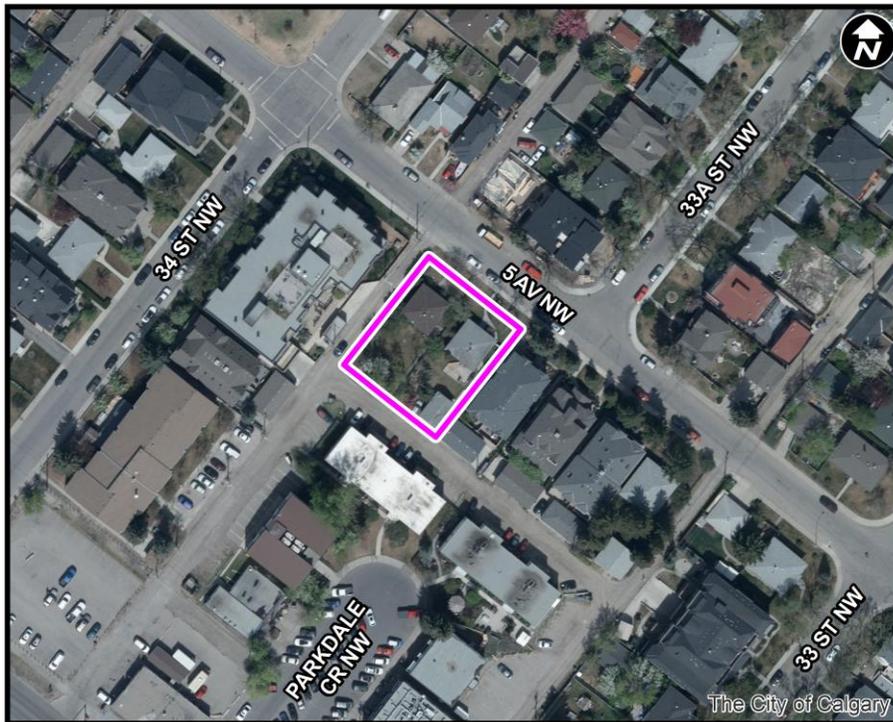
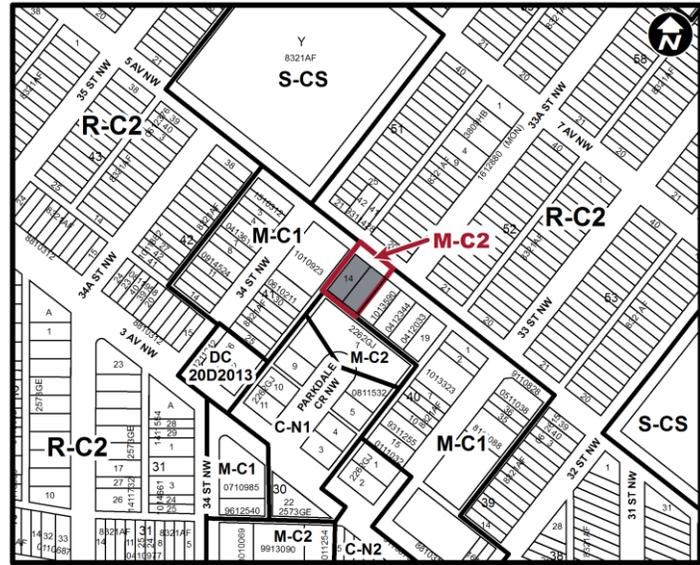
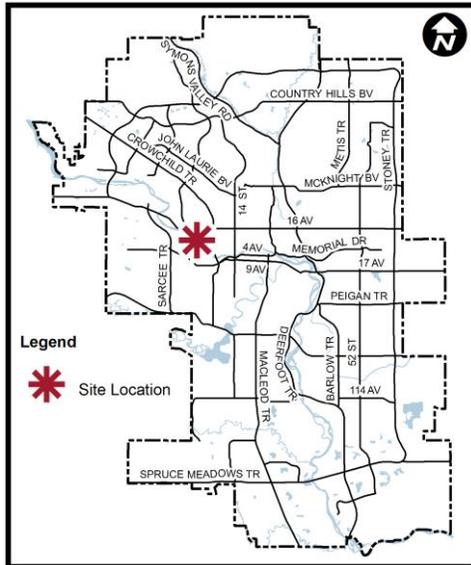
Parkdale	
Peak Population Year	1968
Peak Population	2,581
2017 Current Population	2,565
Difference in Population (Number)	-16
Difference in Population (Percent)	-1%

Source: *The City of Calgary 2017 Census*

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

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Location Maps



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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. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Land Use

The current land use district for the site is Multi-Residential – Contextual Low Profile (M-C1) District. This would allow for multi-residential development on the site with a maximum height of 14 metres and a density of 148 units per hectare.

The proposed land use district is Multi-Residential – Contextual Medium Profile (M-C2) District. The M-C2 District is intended to accommodate multi-residential development of medium height and density in a variety of forms. The rules of the M-C2 District provide for development that varies in building height (max. 16 metres) and front setback areas in a manner that reflects the immediate context and is considered appropriate in close proximity to low density development. Density on the subject site would be controlled through floor area ratio (2.5 FAR) to provide flexibility in building form and dwelling unit size and number.

Implementation

On 2017 January 23, a development permit (DP2017-2596) application for the redevelopment of these parcels was submitted and is also at Calgary Planning Commission for recommendation. The development permit proposes a four-storey, 19-unit multi-residential building. Although the decision on the development permit will be made by Calgary Planning Commission, it will not be final until Council has made a decision on this redesignation application.

Infrastructure

Transportation Networks

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from nearby transit stops for several bus routes on 3 Avenue NW.

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.

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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 on-line.

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 Parkdale Community Association was circulated as part of this application and submitted a letter in opposition to the proposed land use amendment (Attachment 3). The Parkdale CA outlined the following concerns:

- the existing zoning is appropriate for the site;
- potential issues with privacy and shadowing;
- parking issues;
- traffic and safety; and
- the ad hoc nature of the redesignation.

Twenty-one letters were received from the adjacent residents in opposition to the application. The letters expressed the following concerns:

- fit with the surrounding neighbourhood;
- increase in density and massing;
- loss of privacy, sunlight and views;
- potential decrease in property values;
- goes against the ARP policy;
- traffic and safety issues; and
- parking availability.

A petition was also submitted with 12 signatures opposing the land use change.

Engagement

Subsequent to the land use application proceeding to Calgary Planning Commission, the applicant held a public open house for the project in 2017 September. The open house was well attended; however the feedback was primarily negative. Concerns included parking, building height, overlooking, and building placement on the site.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 of the MDP. Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This site is also located on the edge of the Neighbourhood Activity Centre area around Parkdale Crescent NW. Policy for Neighbourhood Activity Centre's states that these areas should contain a broad range of ground-oriented and low-density apartment housing and a mix of housing tenure and affordability to accommodate a diverse range of the population.

Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Statutory, 2013)

The subject site falls within the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan and is situated in the area identified for residential development. An Area Redevelopment Plan amendment is required to accommodate the proposed land use amendment (Attachment 2). The Area Redevelopment Plan currently states that the existing land use (M-C1) is appropriate for the subject site. The amendment would allow for the proposed land use of M-C2 while restricting the building height to 14 metres and four storeys in order to better fit the context of the surrounding M-C1 development.

Social, Environmental, Economic (External)

The recommended land use allows for greater density, including more housing opportunities within a walkable community close to transit and commercial services, and as such, the proposed change may add to the vibrancy of the Neighbourhood Activity Centre and active street environment.

An Environmental Site Assessment was not required for this application.

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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 proposed land use amendment is in keeping with the vision of the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan and is consistent with the Municipal Development Plan (MDP). The site is in close proximity to public transit and to major streets and is located adjacent to a Neighbourhood Activity Centre.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan
3. Parkdale Community Association Letter
4. Calgary Planning Commission Member Comments
5. Proposed Bylaw 35P2018
6. Proposed Bylaw 167D2018
7. Public Submissions