

**Planning & Development Report to
Regular Meeting of Council
2018 June 25**

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C2018-0660
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Referral of CPC2017-109 – Land Use Amendment in Mount Pleasant (Ward 7) at 2305 – 5 Street NW, Bylaw 110D2017

EXECUTIVE SUMMARY

This supplementary report is in response to Council's motion to refer second and third readings of Bylaw 110D2017, which is a proposed land use amendment at 2305 – 5 Street NW in the community of Mount Pleasant.

As directed by Council on 2017 April 10, Administration is returning to Council with a report on a concurrent development permit application. Council approved the associated policy amendment to the Mount Pleasant portion of the North Hill Area Redevelopment Plan (Bylaw 14P2017), a necessary step for Council to give second and third readings to proposed Bylaw 110D2017.

Following the Council referral, the applicant submitted a development permit application (DP2017-2144) for a multi-residential development. Over the course of the application review Administration has worked with the proponent and the Mount Pleasant Community Association on a number redevelopment schemes for this property. The final design includes a four-unit, three-storey, rowhouse building. Administration is prepared to approve the development permit application subject to Council's approval of the proposed land use amendment (110D2017).

ADMINISTRATION RECOMMENDATION:

That Council give second and third readings to Bylaw 110D2017 contained in Attachment 1.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2017 April 10, Council held a public hearing on Bylaws 110D2017 (land use amendment) and associated 14P2017 (policy amendment). While Council approved Bylaw 14P2017, Council gave only first reading to Bylaw 110D2017 and referred second and third readings of the bylaw to Administration to report back on a concurrent development permit application:

REFER, Moved by Councillor Farrell, Seconded by Councillor Carra, that second and third readings of Bylaw 110D2017 be referred to Administration, to return to Council with Report on the concurrent Development Permit Application.

BACKGROUND

On 2016 November 02, a land use amendment application was submitted proposing to redesignate 2302 – 5 Street NW located in the community of Mount Pleasant from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development.

On 2017 February 09, Calgary Planning Commission recommended that Council adopt, by bylaw, the proposed land use amendment and associated policy amendment to the North Hill Area Redevelopment Plan. The original report CPC2017-109, excluding its attachments, may be viewed as Attachment 2.

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On 2017 April 10, Council approved Bylaw 14P2017 and gave first reading to Bylaw 110D2017 (Attachment 2) and referred second and third readings back to Administration pending a report on a concurrent development application.

On 2017 May 23, development permit (DP2017-2144) was submitted proposing a multi-residential development.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Administration has worked with the applicant on several redevelopment schemes over the course of the development permit to determine the most suitable residential development for this property. The site is approximately 570 metres squares in size (0.05 ha) and is located at the corner of 22 Avenue NW and 5 Street NW. A rear lane, including Enmax power lines that service the subject property and adjacent developments, is located along the north edge of the site. The original development permit submission included:

- a five-unit, three-storey rowhouse building;
- all units with direct pedestrian access to the street;
- no on-site amenity space given the significant building setback from both adjoining streets;
- a total of six parking stalls (five residential stalls and one visitor stall located between the proposed building and 5 Street NW.
- one single driveway and one dual driveway off 5 Street NW;
- a single driveway off 22 Avenue NW; and
- a double car garage accessed from the rear lane.

Administration in coordination with the City Wide Urban Design Group and the Mount Pleasant Community Association engaged the applicant in a collaborative site planning exercise which resulted in a range of changes to the originally proposed development concept. The final site and building design includes (Attachment 3):

- a four-unit, three-storey rowhouse building (one unit removed);
- all units with direct pedestrian access to the street;
- a usable on-site amenity space (the proposed building was moved closer to both streets to create additional on-site amenity space and additional buffer from the adjacent development to the east);
- a total of four residential parking stalls (including a double car garage accessed from the rear lane);
- no visitor stalls (the original visitor stall removed); and
- only one dual driveway off 5 Street NW (the rest of the originally proposed driveways removed).

Review of the development permit focused on achieving a balance between the objectives of applicable municipal planning policies, the land use bylaw, sound planning practices and site's technical development constraints. As the existing Enmax power line is located along the north edge of the property, vehicular access to the site from the rear lane is restricted to a narrow

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area. The applicant explored several options with Enmax to relocate this power line to allow for unencumbered access from the lane as means to eliminate a need for additional front driveways. However, in this particular situation there was not a feasible technical solution that would allow Enmax to relocate or otherwise modify this utility to enable full vehicular access to this property from the rear lane.

In consideration of these above noted factors, Administration is in support of the development permit application as proposed with minor relaxations and is prepared to make a decision on the application subject to Council's approval of the proposed land use amendment (Bylaw 110D2017).

Stakeholder Engagement, Research and Communication

In keeping with standard practices, the submitted development permit application was circulated to stakeholders and notice posted on-site. The application was advertised online.

Subject to Council's approval of the proposed land use amendment (Bylaw 110D2017), the potential decision made by the Development Authority would be advertised in accordance with the Municipal Government Act. As this development permit is for a discretionary use, an appeal could be filed based on the decision on the entire permit, the decision to grant a relaxation, and/or any of the conditions placed on an approval.

Three letters of objection were received in response to the proposed development. The main concerns included an increased traffic in the area, and no net benefit to the community as a result of the proposed development.

The Mount Pleasant Community Association (MPCA) expressed a range of concerns over the original development permit submission, and the four originally proposed front driveways in particular. However, in response to incremental changes to the site and building design as well as additional information provided by Enmax, the MPCA provided an updated communication which generally accepts the proposed development scheme (Attachment 4).

Engagement

The applicant met with the MPCA representatives on three separate occasions to discuss this proposal prior to submission and throughout the review of the application by Administration. In addition, the applicant shared the initial development concept with adjacent landowners to inform the final site and building design. No additional meetings have been held by the applicant or Administration.

Strategic Alignment

The land use amendment proposal is in keeping with the policies of the *Municipal Development Plan* (MDP) and the *North Hill Area Redevelopment Plan* (ARP) as outlined in Report CPC2017-109 (LOC2013-0102) presented to Council on 2017 April 10.

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The proposed development (DP2017-2144) has been reviewed against applicable policies of the MDP and the North Hill ARP. The Design Guidelines for Townhouses and Apartments of the North Hill ARP provide a general direction with respect to building articulation, orientation, location of entries and setbacks as well as the design of multi-residential dwellings on corner sites, landscaping or parking. The proposal generally aligns with the intent of these policies and as such is supported by Administration.

Social, Environmental, Economic (External)

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

Financial Capacity

Current and Future Operating Budget:

There no known impacts to the current and future operating budgets.

Current and Future Capital Budget:

The proposed development and associated land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

Risk Assessment

If the proposed land use amendment (Bylaw 110D2017) is not approved by Council, development permit (DP2017-2144) would be cancelled. If Council gives second and third readings to Bylaw 110D2017, there is no guarantee that the proposed development (DP2017-2144) would materialize. However, the proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District, applicable policies of the *North Hill Area Redevelopment Plan* and learnings gained throughout the review of this development permit, provide a substantial land use, policy and site planning framework should alternative redevelopment be proposed on this site in the future.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment represents a modest increase in residential density of an inner city residential parcel located near 4 Street NW and next to Mount Pleasant Park/community centre. The land use proposal allows for a more efficient use of serviced land and redevelopment opportunities compatible with and similar in character to existing development in the area.

The proposed development, discussed in this report, but not tied to the proposed land use amendment, generally meets the objectives of the proposed M-CG District, conforms to the intent of the *North Hill Area Redevelopment Plan* and is in keeping with the Inner City Area policies of the *Municipal Development Plan*.

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ATTACHMENT(S)

1. Bylaw 110D2017
2. Calgary Planning Commission Report to Council (CPC2017-109)
3. Development Permit Drawings (DP2017-2144)
4. Community Association Correspondence