

Calgary Planning Commission Report to Council (CPC2017-109)

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 APRIL 10

ISC: UNRESTRICTED
CPC2017-109
LOC2016-0295
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POLICY AMENDMENT AND LAND USE AMENDMENT
MOUNT PLEASANT (WARD 7)
22 AVENUE NW AND 5 STREET NW
BYLAWS 14P2017 AND 110D2017

MAP 28C

EXECUTIVE SUMMARY

This application proposes to redesignate a single parcel of land from a Residential – Contextual One / Two Dwelling (R-C2) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential buildings (e.g. townhouses, rowhouses, fourplexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed M-CG designation.

An amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this redesignation application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 February 09
That Calgary Planning Commission recommends 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 14P2017 and 110D2017; and	
<ol style="list-style-type: none">1. ADOPT the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and2. Give three readings to the proposed Bylaw 14P2017.3. ADOPT the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2302 – 5 Street NW (Plan 2934O, Block 31, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and4. Give three readings to the proposed Bylaw 110D2017.	

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REASON(S) FOR RECOMMENDATION:

The proposal represents a modest "upzoning" of an inner city residential parcel located near 4 Street NW and next to Mount Pleasant Park/community centre. The 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 application is in keeping with the North Hill ARP as amended, and the policies for Established Areas identified in the Municipal Development Plan.

ATTACHMENTS

1. Proposed Bylaw 14P2017
2. Proposed Bylaw 110D2017
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|---|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX II). |
| | Moved by: A. Palmiere Carried: 8 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2302 – 5 Street NW (Plan 2934O, Block 31, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District. |
| | Moved by: A. Palmiere Carried: 8 – 0 |

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Applicant:

Robert Mudd

Landowner:

Robert Mudd
Sheila Marie Mudd

PLANNING EVALUATION

SITE CONTEXT

The subject property is located at the corner of 22 Avenue and 5 Street NW just east of Mount Pleasant Park/community centre. The majority of lands to the south and southwest are developed with single and semi-detached homes. A range of residential development and commercial uses exist to the north and along 4 Street NW.

This approximately 15 metre by 36 metre corner parcel is developed with one storey building. A special care facility was approved on this site in 2003, but the facility had ceased its operations a number of years ago. Currently, the existing development contains three dwelling units (Multi-Residential Development). No formal approvals have been issued for this use. Based on information collected during circulation of this application, a day home operates from one of the existing dwelling units. As small scale child care businesses (Home Based Child Care – Class1) for six children or less do not require development permits, no formal record of this activity exists.

Mount Pleasant	
Peak Population Year	1968
Peak Population	5,805
2016 Current Population	5,665
Difference in Population (Number)	-140
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District was designed to be implemented in proximity or directly adjacent to low density residential development. The M-CG designation allows for a maximum building height of 12 metres and 111 units per hectare, or up to 6 dwelling units on this property.

The number of dwelling units and overall building form will be determined at the development permit stage. No development proposal has been submitted at this time.

Alternative land use options (e.g. R-CG, M-CG with a density modifier) were considered

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throughout the review of this application. While all land use options considered would allow for development form generally compatible with the established character of the neighbourhood, the proposed M-CG designation is better able to accommodate the existing non-conforming development and allows greater flexibility over time. It is for these reasons, the proposed M-CG designation is deemed appropriate.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

Municipal Development Plan (2009 – statutory) (MDP)

The subject property is located within a Developed Established Residential Area and just beyond the 4 Street NW Neighbourhood Corridor as identified on the Urban Structure Map of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with applicable MDP policies for Established Residential Areas that generally support adaptation of existing housing stock and moderate intensification in form and nature that respects the scale and character of existing neighbourhoods.

North Hill Area Redevelopment Plan (2000 – statutory) (ARP)

The subject property is located in a Low Density Residential area as identified on Map 2 of the North Hill Area Redevelopment Plan (ARP). Although the ARP generally discourages redesignations of low density residential areas to higher intensity residential uses, the proposal has the ability to meet the following goals and objectives of the ARP.

- Maintain a balanced community that provides for a variety of housing types and serves a range of households, lifestyles and income levels;
- Maintain the low density residential character, while encouraging housing intensification that is sensitive to the established character of the areas; and
- Welcome growth and change that is consistent with approved city-wide plans and is sensitive to the needs and character of the community.

A minor amendment to Map 2 of the North Hill ARP is required to accommodate the proposed redesignation. The proposed ARP amendment will identify the subject property as "Low Density Residential or Low Density Multi-Dwelling" (See APPENDIX II).

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

Council adopted 'Location Criteria for Multi-Residential Infill' to provide a better consistency in the review of redesignation applications and associated amendments to local area plans seeking to allow for multi-residential developments on low density residential parcels.

The proposal generally aligns with the guidelines as this corner site has lane access and is located within walking distance to an existing Neighbourhood Corridor which has a transit service (4 Street NW). The property is also adjacent to a non-residential development, Mount Pleasant Park and a local community amenity.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The subject property is located within walking distance (approximately 200 metres) from 4 Street NW that has a regular bus service. Pedestrian access to the site is available via an existing network of sidewalks located on both sides of the street.

Unrestricted public parking is available along 22 Avenue and 5 Street NW. Currently, vehicular access is accommodated from the rear lane and 22 Avenue NW. It is anticipated that upon redevelopment of the site vehicular access will be limited to/from the existing lane.

UTILITIES & 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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

The Mount Pleasant Community Association (MPCA) does not support this application. In 2016, the MPCA conducted a community visioning exercise. A component of this initiative focused on future redevelopment opportunities within Mount Pleasant. Conclusions of this planning exercise contained in this [Visioning Report](#) limit future residential redevelopment (M-CG and R-CG forms) to 20 Avenue NW, 10 Street NW and 4 Street NW. See APPENDIX III for additional information.

Citizen Comments

Approximately 60 letters of objections were received. Almost all objections reference the proposal's misalignment with above mentioned Visioning Report. Additional concerns include the following:

- Additional cut-through traffic, speeding vehicles and reduction of available on-street parking;
- Too much density in an already dense community – overdeveloping residential lots;
- No additional services are being provided in exchange for a denser neighbourhood;
- Character of the neighbourhood is being lost;
- Replacing a 4-unit development with a bigger 4-unit development seems wasteful;
- Reduction in property values;
- Higher density neighbourhoods are not appropriate for families;
- Wear and tear on existing infrastructure as a result of construction and construction noise;
- Tree loss;
- Developers not respecting laws, plans and regulations in place;
- Redevelopment should be done in a strategic and comprehensive fashion;
- City's approval of this application represents a very poor approach to urban planning in Calgary; and
- Low rise condos do not solve affordable housing issues.

Approximately 10 letters of support were also received including the following:

- The Visioning Report contains an excessive amount of NIMBYism intended to restrict property owners' rights;
- General disagreement with the MPCA's position on this application;
- Site's proximity to services and amenities;
- Additional residential density is required to support existing services and amenities;
- Townhomes represent a "low density" residential product and therefore are appropriate in the community;
- Densification is the most appropriate way to grow Calgary;

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- Our municipal development plan supports intensification of established areas.
- Increase of affordable housing options; and
- General support for densification to ensure Mount Pleasant continues to evolve into a vibrant and diverse community.

Public Meetings

From the information available, the applicant met with the MPCA representatives to discuss this proposal prior to submission of the application to the City. No additional meetings have been held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are applying to have our property 2302 5 ST NW zoning changed from R-C2 to M-CG that will allow for the recognition of a non-conforming suite that exists within the property. This will allow us to apply for a development permit and building permit to bring the suite into a conforming status along with a fourth suite.

This zoning will allow for a future development that would include Live/work units that exist within the M-CG guidelines. The property is 0.05 hectares in size and currently developed with a semi-detached bungalow built in 1968. The existing building fronts onto 5 ST NW and sits on a flat site with two parking stalls off the back lane and one parking stall and curb cut off 22 AV NW. If we are able to relocate a utility pole anchor in the lane we will have the ability accommodate required parking.

We feel that M-CG is a good transitional zoning for this property as it is situated next to existing commercial C-N1 zoning, across the street from the Mount Pleasant Community Hall and Park and neighbouring rental duplexes and fourplex's. The property is one block away from the 4th Street corridor allowing for easy pedestrian access to bus routes, shopping and dining options. We are drawn to the M-CG over the R-CG zoning as it allows for live-work housing that fits well for the changing work force and bodes well towards healthy workable/walkable/livable communities.

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APPENDIX III



Mount Pleasant Community Association

602-22 Ave. N.W. Calgary, T2M 1N7 2B2-1314 • Arena: 23 Ave. & 6 St. N.W. 2B2-4088

January 16/16

City of Calgary Planning Dept.

Attn: Mr. Martin Beck, RPP, MCIP

Re: 2302 – 5 Street NW
LOC 2016-0295

Dear Sir:

This application is for a zoning change from RC-2 to MC-G to facilitate building a four plex on this corner lot.

Our Community Association, at our Annual General Meeting, passed a motion that our Community would only allow RC-G and MC-G development on 20th Avenue NW; on 10th Street NW; and on 4 Street NW. The Community does not want to see row housing developments built throughout the neighborhood outside of the three streets for mentioned.

The Developer, when addressing our Committee made mention of the fact the property across the alley from his is commercial so allowing him to build this four plex would just be an extension of that zoning. Our Committee brought to his attention that the residence to the east of him now would have a commercial property right next door to them as opposed to across the alley as it currently stand.

We also have a concern for the back yard privacy of the residence east of this property. If this unit is approved there will be wall to wall front to back row houses that will all look into their yard.

Parking is also a concern as this proposed property has three curb cuts that will limit street parking and will put more pressure on an already busy 22nd Avenue.

With these items in mind Mount Pleasant Community Association and the MP Planning, Traffic and Land Use Committee are opposed to the City of Calgary approving this re zoning and development.

Yours truly,

Murray C. Anderson, President
Chris Best, Director Planning, Traffic and Land Use

Mission Statement: To encourage all residents and participants of our programs and services to share and enhance our quality of life for the common good.



M. Beck