

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0651
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Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018

EXECUTIVE SUMMARY

This application was submitted by New Century Design on 2018 March 20 on behalf of the landowner Donna Grace Beaudry. This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

A minor map amendment to the *North Hill Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The amendment proposes changing the land use typology of the site from low density residential to low density residential or low density multi dwelling. The proposal conforms to the Area Redevelopment Plan 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 amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.

Moved by: C. Friesen

Carried: 6 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 702 - 20 Avenue NW (Plan 2934O, Block 23, Lots 1 and 2) 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.

Moved by: C. Friesen

Carried: 6 – 0

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:

That Council hold a Public Hearing on Bylaws 42P2018 and 205D2018; 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 42P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 702 - 20 Avenue NW (Plan 2934O, Block 23, Lots 1 and 2) 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 205D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

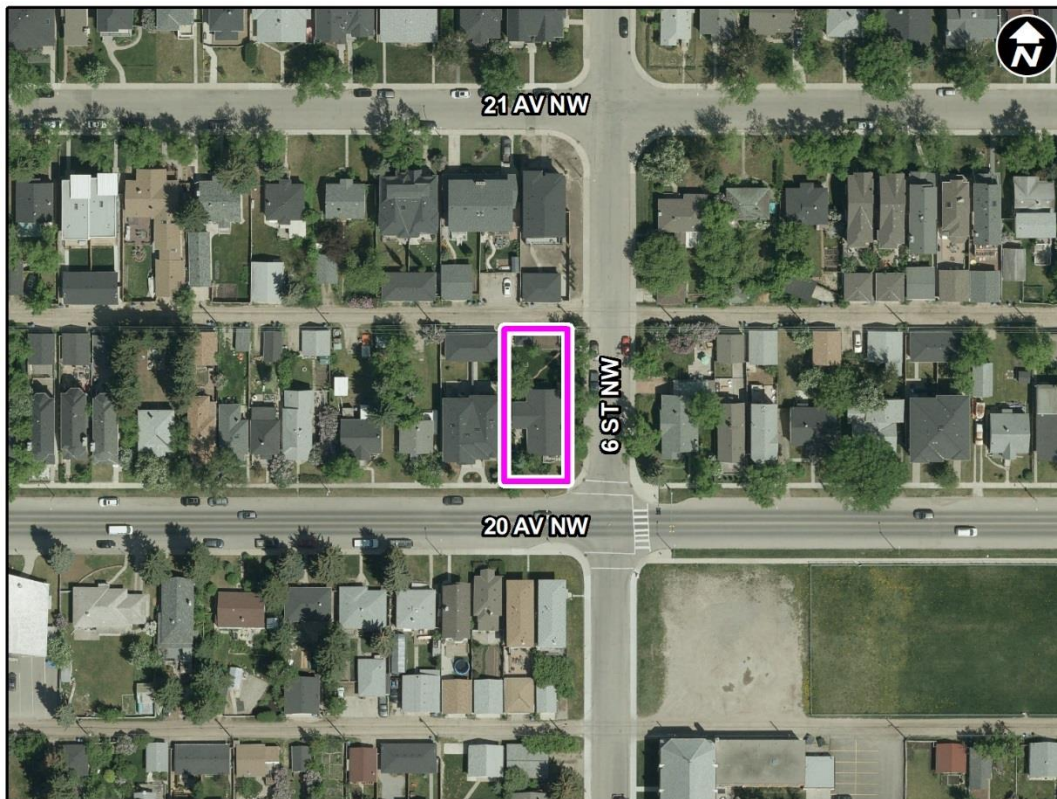
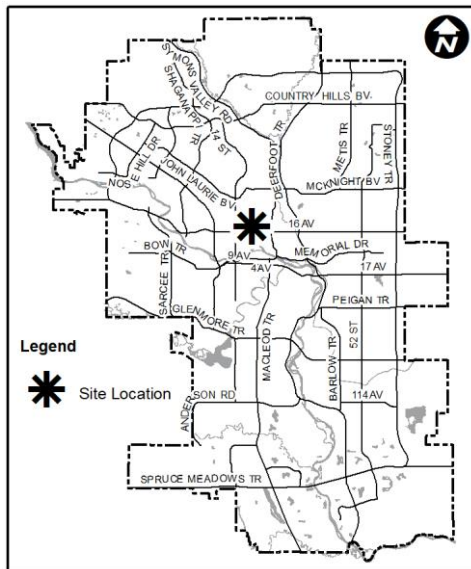
None.

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Location Maps



Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018

BACKGROUND

Site Context

The subject site is located in the community of Mount Pleasant, at the northwest corner of 20 Avenue NW and 6 Street NW. The surrounding development is characterized by a mix of single and semi-detached homes. There is an open space with a place of worship at the southeast corner of this intersection across 20 Avenue NW. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District, however there is an R-CG parcel one block east and an Multi-Residential – Contextual Low Profile (M-C1) District site to the southwest.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 36 metres. A rear lane exists to the north of the site. The property is currently developed with a one-storey single detached dwelling, with a parking pad accessing 6 Street NW. As identified in Figure 1, Mount Pleasant has experienced a stable population with 2017 being the peak population year.

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

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

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 section 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 per lot.

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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 four (4) 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 toward allowable density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

Implementation

As noted, the proposed amendment is intended to accommodate a comprehensive redevelopment of the subject parcel. Administration is reviewing an associated development permit (DP2018-1109) application for this parcel which proposes a new 4 unit rowhouse building.

Administration's review of the development permit will determine the building design, number of units and site layout details such as parking, landscaping and site access. The development permit is currently under review, and a decision on the development permit will not be made until Council has made a decision on this land use redesignation.

Infrastructure

Transportation Networks

The subject site is located at the northwest corner of 20 Avenue NW and 6 Street NW. The site is accessed via 6 Street NW. The site is also located approximately 400 metres from a transit stop located on 4 Street NW. The nearest Primary Transit Network location is located approximately 1.1 kilometres on Centre Street (Centre Street BRT). Future vehicular access, upon a redevelopment scenario, is anticipated to be from the existing rear lane. A traffic impact assessment was not required as part of this 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.

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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 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, the date of the Public Hearing will be advertised.

The Mount Pleasant Community Association has reviewed this application and submitted a letter which stated they have no objection to this application. The Community Association did have comments on the development permit application which is currently under review. Administration received one letter of objection to this application. Concerns expressed are summarized as follows:

- Increase in parked vehicles along the street, avenue and back alley;
- Increase in traffic congestion;
- Increase in the number of waste, recycling and green bins in the alley;
- Proposed development will block downtown views;
- R-CG allows for too much lot coverage; and
- Rowhouses and fourplexes are out of context with surrounding development.

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. While the South Saskatchewan Regional Plan makes no specific reference to this site, the proposal is consistent with policies on land use patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan*. The applicable Municipal Development Plan 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 Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the *Low Density Residential Area* of the North Hill Area Redevelopment Plan. The Low Density Residential Area policies are intended to maintain the existing low density neighbourhood quality and character, while encouraging appropriate new low density housing in the form of single detached/duplex/semi-detached housing.

Although the proposed land use amendment is not in alignment with the current Area Redevelopment Plan policy, the proposal still meets the goals and objectives of the Plan. These goals and objectives include identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. The Area Redevelopment Plan also supports residential intensification through redevelopment and infill that involves sensitive integration of new development into the existing neighbourhood.

In order to accommodate the proposed land use amendment, a minor map amendment to the Area Redevelopment Plan is required. This proposed amendment would identify the site as “Low Density Residential or Low Density Multi-Dwelling” (Attachment 2). The proposed amendment to the Area Redevelopment Plan is 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 Municipal Development Plan or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage;
- direct lane access; and
- adjacent to or across from existing or planned open space or park or community amenity.

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The following location criteria were not met:

- within 600 metres of an existing or planned Primary Transit stop station; and
- along or in close proximity to an existing or planned corridor or activity centre.

The proposed amendment includes moderate intensification which has 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 known risks.

REASON(S) FOR RECOMMENDATION(S):

The proposal generally conforms to the intent and objectives of the *North Hill Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near 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. Community Association Letter
4. Proposed Bylaw 42P2018
5. Proposed Bylaw 205D2018
6. **Public Submission**