

Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0890
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Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 - 20 Avenue NW, LOC2018-0119

EXECUTIVE SUMMARY

This land use redesignation application was submitted by New Century Design on 2018 May 25 on behalf of the landowner Sharon J West. This application proposes to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- Rowhouse, suites, semi-detached and duplex homes, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex homes and suites).
- A maximum building height of 11 metres.
- A maximum of four dwelling units (an increase from the current maximum of two dwelling units).
- The uses listed in the proposed R-CG district.

A minor amendment to the *North Hill Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. This 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.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 ± hectares (0.15 ± acres) located at 602 - 20 Avenue NW (Plan 2934O; Block 22; 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.

PREVIOUS COUNCIL DIRECTION / POLICY

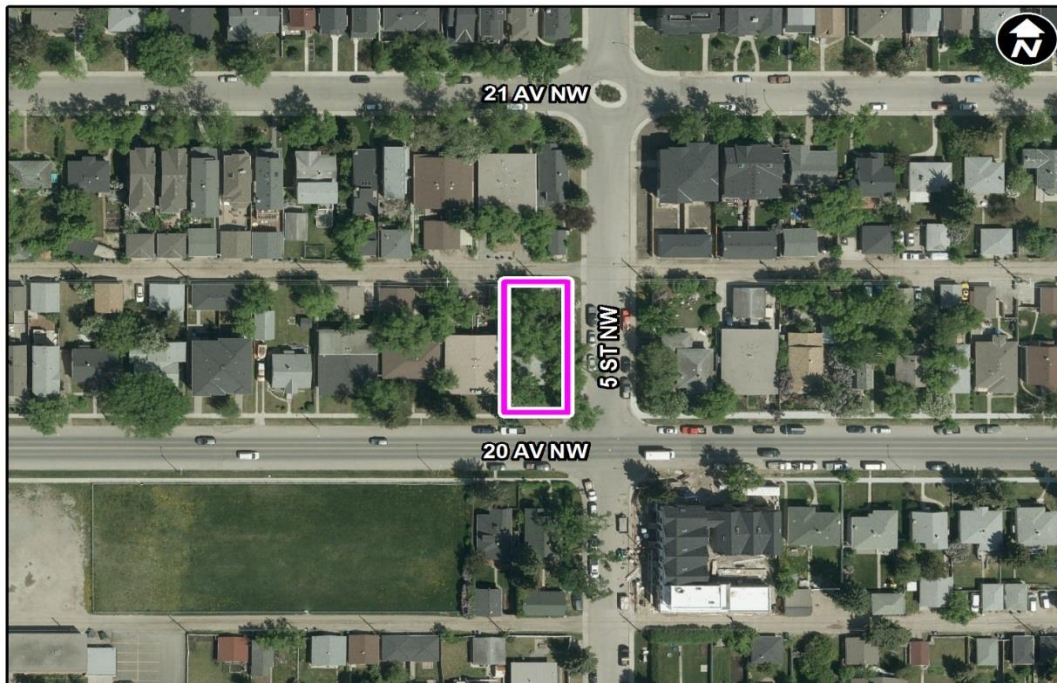
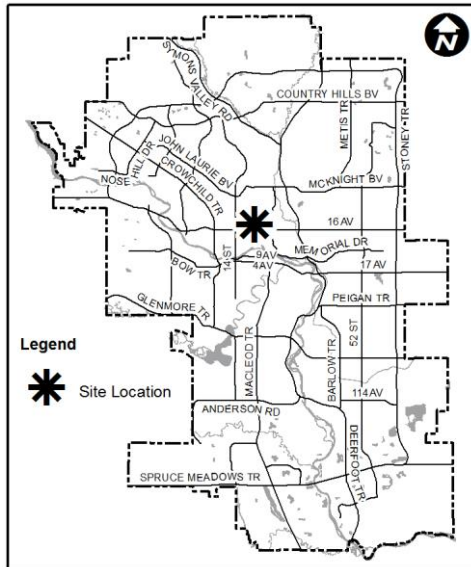
None.

BACKGROUND

The community of Mount Pleasant is subject to the policies of the *North Hill Area Redevelopment Plan* which provides direction in relation to future redevelopment of Mount Pleasant, Tuxedo and Capitol Hill.

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Location Maps



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Site Context

The subject property is located within the inner-city community of Mount Pleasant within a predominately low density district, one block west of the 4 Street NW Main Street. Low density residential development in the form of single and semi-detached dwellings surround the site. An infill development (R-CG) exists across from the subject site, on the opposite corner, and is developed with an eight-unit rowhouse, developed on two parcels, that is also surrounded by low density (R-C2) development. The former St. Joseph's School Site exists on the opposite side of 20 Avenue NW, and is currently vacant.

Mt. Pleasant Park, Community Sportsplex and Community Association are all located 500 metres north of the property. The property is well served by public transit, with bus stops within 250 metres or a 3 minute walk of the site.

The site is approximately 0.06 hectares in size, with approximate dimensions of 15 metres by 36 metres. A gravel lane exists at the rear of the site. The property is currently developed with a one-storey single detached dwelling and a single-car garage accessed from 5 Street NW. Redevelopment of the site will require direct vehicular access via the lane only.

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*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This 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.

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Land Use

The subject property is currently designated Residential – Contextual One / Two Dwelling (R-C2) District, which is intended for development in the form of single detached, semi-detached and duplex dwellings in developed areas of the city. Single detached homes may include a secondary suite. The district allows for a maximum of two dwelling units and a building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is primarily intended 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 against allowable density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners 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 landowners. In addition, Commission's recommendation, the date of the Public Hearing will be advertised.

The Mount Pleasant Community Association was circulated this application and responded indicating general support, as the proposal provides opportunity for high density development on a busier street, that is often more difficult to redevelop.

One letter of opposition was received indicating the following concerns:

- Decreased green space (private lawn).
- Increased street parking.
- Increased traffic.
- Duplex development is an adequate density increase for this site.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood will be reviewed at the development permit stage.

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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.

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 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.

The proposal is in keeping with relevant Municipal Development Plan 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 parcel is located within the 'Low Density Residential Area' on Map 2 of the *North Hill Area Redevelopment Plan*. The Low Density Residential Area is intended to accommodate primarily single and semi-detached housing. To accommodate this proposal, a minor amendment is required to Map 2 of the Area Redevelopment Plan to identify the subject parcel as Low Density Residential or Low Density Multi Dwelling (Attachment 2).

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 Municipal Development Plan or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the five of the eight location criteria as follows:

- located on a corner;
- within 400 metres of a transit stop;
- on a collector roadway;

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- in close proximity to an existing activity centre (4 Street Main Street); and
- with direct lane access.

The subject parcel does not meet the following three location criteria as follows:

- within 600 metres of an existing or planned Primary Transit stop;
- adjacent to or across from existing or planned open space or park or community amenity; and
- adjacent to existing or planned non-residential development or multi-unit development.

The proposed moderate site intensification of this proposal is anticipated to have 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 located near or directly adjacent to low density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

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ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Mount Pleasant Community Association Letter