

Planning & Development Report to
Calgary Planning Commission
2019 March 21

ISC: UNRESTRICTED
CPC2019-0236

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020 - 6 Street NW, LOC2018-0270

EXECUTIVE SUMMARY

This application was submitted by Robert Pashuk Architecture on 2018 December 19 on behalf of the landowner, The City of Calgary. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- multi-residential buildings (e.g. townhouses and apartment buildings);
- a maximum building height of 14 metres (an increase from the current maximum of 10 metres);
- a maximum of 20 dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed M-C1 District.

A minor map amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 2020 – 6 Street NW (Plan 29340, Block 19, Lots 21 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 MARCH 21:

That Council hold a public hearing, and:

1. ADOPT, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan;
2. Give three readings to **Proposed Bylaw 29P2019**;
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 2020 – 6 Street NW (Plan 2934O, Block 19, Lots 21 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to **Proposed Bylaw 96D2019**.

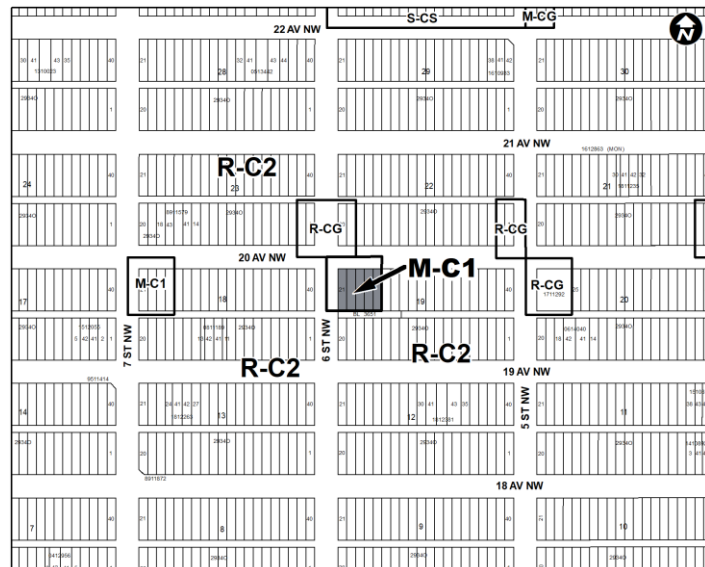
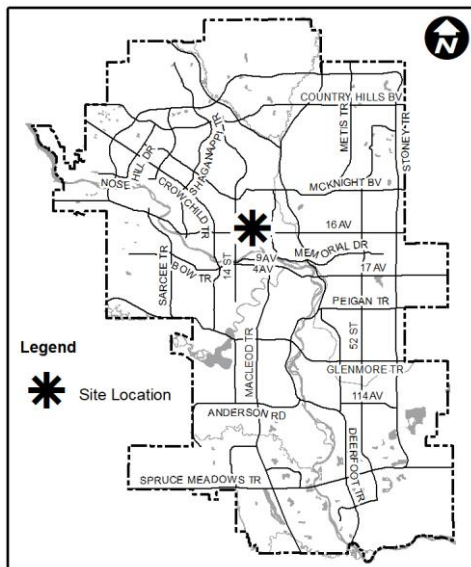
PREVIOUS COMMITTEE DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted by Robert Pashuk Architecture on 2018 December 19 on behalf of the landowner, The City of Calgary. As noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application for a multi-residential affordable housing development in the future.

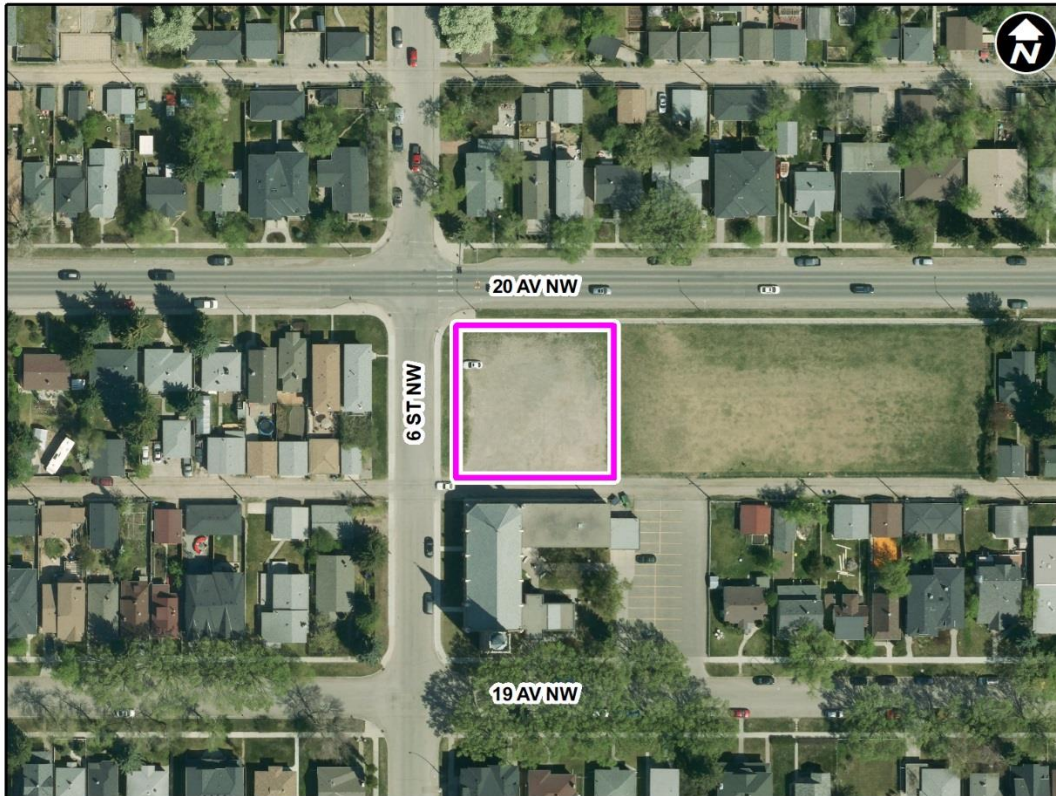
Location Maps



Planning & Development Report to
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CPC2019-0236

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020
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Site Context

The subject site is located in the community of Mount Pleasant at the southeast corner of 20 Avenue NW and 6 Street NW. Surrounding development is characterized by a mix of single and semi-detached homes, a place of worship to the south, a park space to the east and several nearby corner lots that have either been developed with rowhousing, or have an active development permit or building permit for such. The predominant land uses in this area are Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District.

The site is approximately 0.14 hectares in size with approximate dimensions of 38 metres by 37 metres. The property is currently undeveloped. Abutting the southern property line is a small City owned parcel that was created from a road closure, which although it is no longer legally a lane, still effectively acts as one. The applicant is currently seeking to convert this parcel back into a legal lane. Preference for vehicular access would be through the lane, although the exact location of vehicular access will be determined later at the development permit stage.

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020
- 6 Street NW, LOC2018-0270**

As identified in *Figure 1*, the community of Mount Pleasant reached peak population in 2018.

Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2018 Current Population	6,001
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and 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 ARP is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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 on a parcel.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation that is primarily for three to four-storey (14 metres maximum height) townhouses and apartment buildings. The district provides for a maximum density of 148 units per hectare which would enable up to 20 dwelling units on the subject site. The M-C1 District has a range of contextual building setback and massing rules which would allow for a development that is contextually sensitive.

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2019 March 21

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Development and Site Design

The rules of the proposed M-C1 District will provide basic guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 6 Street NW and 20 Avenue NW frontages;
- emphasizing individual at-grade entrances;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height and transitioning of massing; and
- site appropriate vehicular access, parking and garbage pickup.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

The area is well served by Calgary Transit bus service, including stops located nearby on 20 Avenue NW and on 4 Street NW. Transit stops for BRT route MAX Orange are located on 16 Avenue NW at 4 Street NW, approximately 600 metres walking distance from the site. On-street parking adjacent to the site is not restricted. A Transportation Impact Assessment was not required as part of this application. Vehicular access to the site will be determined at the development permit stage.

Utilities and Servicing

Water and sanitary mains are available on 20 Avenue NW, and a storm main is available on 6 Street NW. No additional extensions and / or upgrades to the existing infrastructure are known at this time. A Fire Flow Letter will be required at the development permit stage. Depending on the size of the future development, a Sanitary Servicing Study may also be required at the development permit stage. Stormwater management strategies will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

Communications

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 landowners and the application was advertised online.

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020
- 6 Street NW, LOC2018-0270**

A communications plan was developed to inform the community about the project and the engagement opportunities. Tactics included: project website at [Mount Pleasant Affordable Housing Development](#); project engagement website at [Engage: Mount Pleasant Affordable Housing Development](#); community signage (three signs) and postcards sent to 3,100 households in Mount Pleasant by Adco Advertising (as Canada Post was in strike position).

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 and the date of the Public Hearing will be advertised.

City-Led Engagement

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email. Other opportunities for public feedback are described in more detail in the engagement program overview (Attachment 4) which included both in-person and online opportunities.

What We Heard / What We Did

Citizens provided a diverse range of comments to The City about the application through notice posting, circulation and the engagement program. The main themes identified are highlighted in the chart below and include a response in how this feedback was addressed by The City and / or the applicant to inform the final proposal.

What we heard (issue or opportunity identified)	What changes were made and / or response to the issue identified
There is support for affordable housing generally as well as for this project specifically.	N/A
The project would be an improvement of the current vacant lot.	N/A
The community could realize benefits due to this project.	N/A
The project may negatively impact parking in the area.	Parking requirements will be reviewed at the development permit stage. A preliminary parking assessment was completed and indicates street parking is available to accommodate existing uses in the area.
The project may result in reduced property values.	This is outside the scope of the project.
The project may increase taxes.	This is outside the scope of the project.
This is an unsuitable location and the project has too many units.	The subject parcel is located on a corner with a collector road along one frontage, is adjacent to

Planning & Development Report to
Calgary Planning Commission
2019 March 21

ISC: UNRESTRICTED
CPC2019-0236

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020
- 6 Street NW, LOC2018-0270**

	non-residential development, including a park space, and is within walking distance of transit and the Urban Main Street of 16 Avenue. A modest increase in density in alignment with the <i>Municipal Development Plan</i> is proposed.
There may be an opportunity to use the adjacent park space as an official off-leash dog park.	Affordable Housing is working with Parks on the adjacent park upgrade. Initial designs will be shared with the public during phase two of engagement.
The development and the green space could be adjusted to allow for more public parking.	See comment above.
The project, including the outdoor amenity space, should ensure good design principles.	Building and site design will be reviewed at the development permit stage. Affordable Housing will continue to work with the architects to ensure the proposed design is contextual. An initial design will be shared during phase two of engagement.
The local area plan should not be changed.	The <i>North Hill Area Redevelopment Plan</i> is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019. Additional information can be found here .
The community already has enough affordable housing complexes.	This is outside the scope of the project.
The infrastructure in the area may be overloaded with the additional units.	Utility and servicing requirements are reviewed and determined at the development permit stage.

Administration received a letter of support from the Mount Pleasant Community Association, noting they would like the development to be limited to three storeys (Attachment 2).

The City will continue to work with the community and key stakeholders to share what type of development is being proposed in their community and associated land use changes.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

Planning & Development Report to
Calgary Planning Commission
2019 March 21

ISC: UNRESTRICTED
CPC2019-0236

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020 - 6 Street NW, LOC2018-0270

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to existing development, including a mix of multi-residential housing such as townhouses and apartments. Additionally, the provision of housing choice to service a variety of needs and income levels is encouraged. The MDP 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 MDP policies as the rules of the M-C1 District provide for a development form that may be sensitive to existing residential development in terms of height and built form.

North Hill Area Redevelopment Plan (Statutory – 2000)

The subject parcel is located within the Park, Community Facility or School area as identified on Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo in the *North Hill Area Redevelopment Plan* (ARP). The Park, Community Facility or School area is intended for recreational, leisure, and cultural activities on park and school sites. To accommodate the proposed M-C1 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Medium Density Multi Dwelling (Attachment 3).

The *North Hill Area Redevelopment Plan* is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019.

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

The location criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets three quarters of the location criteria, including being located on a corner parcel, within 400 metres of a transit stop, on a collector road along one frontage, adjacent to non-residential development, adjacent to park space and within close proximity of an existing planned corridor.

Moderate intensification in this location has minimal impact on adjacent properties, and is therefore considered appropriate.

Planning & Development Report to
Calgary Planning Commission
2019 March 21

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CPC2019-0236

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020
- 6 Street NW, LOC2018-0270**

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 may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended. The proposed M-C1 District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of an inner city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 29P2019**
4. Engagement Program Overview
5. **Proposed Bylaw 96D2019**
6. **Public Submission**