

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230

EXECUTIVE SUMMARY

This application was submitted by Kelvin Hamilton Architecture on 2018 October 22 on behalf of the landowner Dennis Leung. The application proposes to change the designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units on this site (an increase from the current maximum of 2 dwelling units); and
- other listed uses in the M-CG District.

The proposal requires an amendment to the *North Hill Area Redevelopment Plan* and aligns with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That 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 3); 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 738 19 Avenue NW (Plan 2934O, Block 18, Lots 19 and 20) from the Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

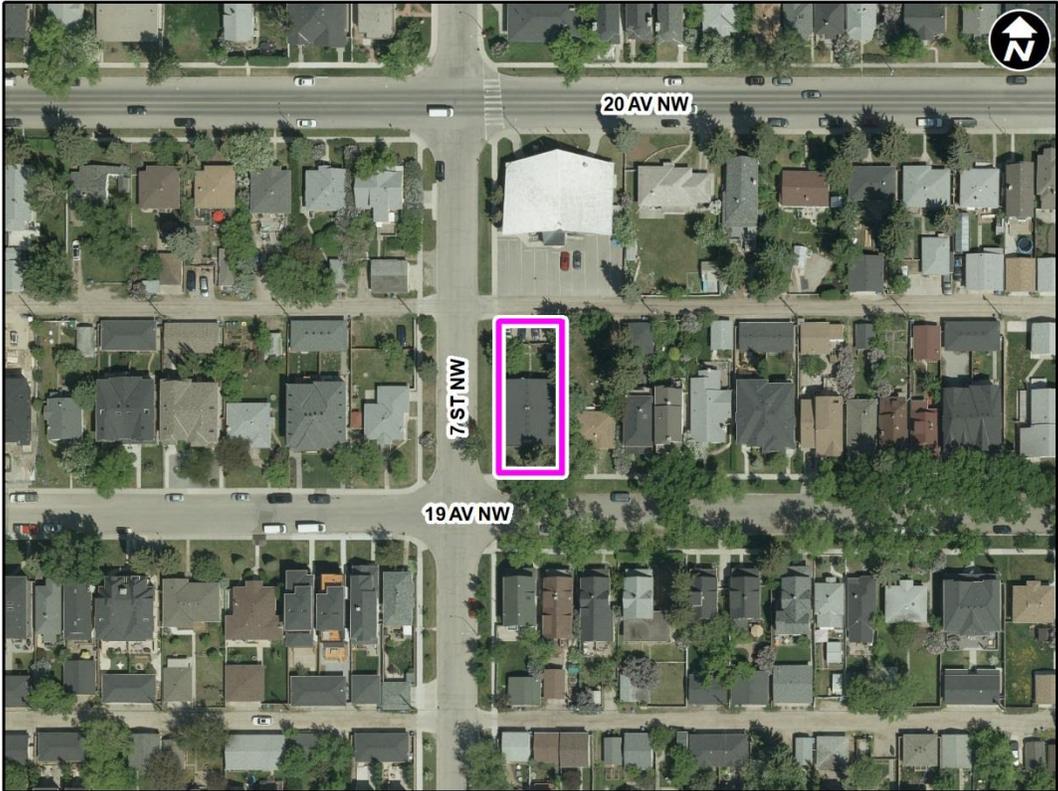
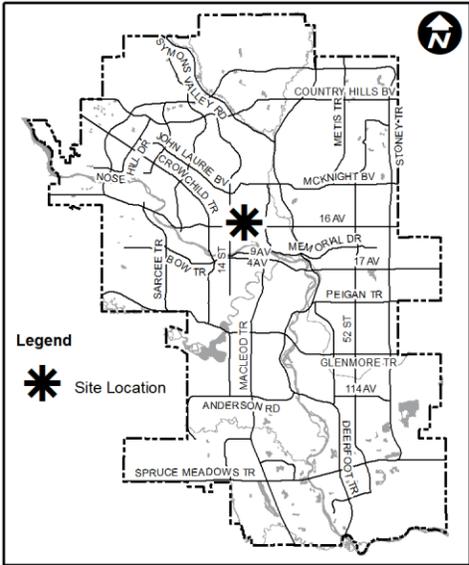
This redesignation application was submitted by Kelvin Hamilton Architecture on 2018 October 22 on behalf of Dennis Leung. While no development permit has been submitted at this time, the applicant's submission (Attachment 1) has indicated their intent to develop a small multi-residential development, with four grade-oriented townhouse units facing 7 Street NW with two units above them.

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Location Maps



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Site Context

Mount Pleasant is a community with a mix of housing types ranging from single detached dwellings to low-profile multi-residential developments. The subject site, 738 – 19 Avenue NW, is located along 7 Street NW – a collector street as identified in the *Calgary Transportation Plan* (CPT), and slightly south of the intersection with another collector street – 20 Street NW. Directly to the north of the site is the Multi-Residential – Contextual Low Profile (M-C1) District site of the Scandinavian Centre. Immediately to the east of the site is an original single detached dwelling, with single detached dwellings also located to the south and west of the site. As identified in Figure 1, the community of Mount Pleasant has seen an increase in population, with its 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 application was originally made for the current land use district of M-CG. Throughout the review of this application, Administration also explored other potential land use districts such as the Residential – Grade-Oriented Infill (R-CG) District which would also be appropriate for the site. After discussions with the applicant and the desired built form, the decision was made to maintain the application for the M-CG District for the reasons discussed in the strategic alignment sections of this report.

Planning Considerations

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

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for low density residential development with a maximum of two units. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended to allow for a maximum of 6 multi-residential units on the site to a maximum height of 12 metres and at least half of the units oriented to grade.

The M-CG District contains rules for development which allow for varied building height and front setbacks in a manner that reflects the immediate context. These rules would be evaluated at the development permit stage at the discretion of the development authority.

Development and Site Design

No development permit application has been submitted at this time. The proposed land use district would allow for the development of up to 6 units on the subject parcel. At the development permit stage, key factors that will be important to address include:

- grade orientation along 19 Avenue NW as well as 7 Street NW;
- respecting the context and privacy of adjacent residential uses;
- providing adequate parking; and
- ensuring vehicular access is from the rear lane.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

A Transportation Impact Assessment and parking study was not required. Vehicular access to the parcel is available and anticipated via the rear lane. The area is well served by Calgary Transit bus service with stops located approximately 250 metres from the subject site on 20 Avenue NW. Additionally, the parcel is located 500 metres from the Max Orange BRT Primary Transit stop located to the south east at 16 Avenue NW and 4 Street NW.

The parcel is located along 7 Street NW which is classified as a Collector Street in the Calgary Transportation Plan. On-street parking is restricted on 7 Street NW, and 19 Avenue NW, under residential parking zone adjacent to the subject parcel. Through the development permit review process, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment of the site.

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Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site. The specific servicing arrangements and stormwater management will be reviewed and evaluated in detail through the development permit process.

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 on-line. No public meetings were held by the applicant or administration in association with this application.

Administration received 19 letters from nearby residents in opposition to the application. These residents expressed issues with the height, over developing the area, parking, and the loss of neighbourhood character.

The Mount Pleasant Community Association submitted a letter of opposition identifying their concern is that density should be focused on their main streets, such as 20 Avenue NW. They also expressed concern that the higher density would be out of place at this location and would negatively affect the local area.

Administration considered relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate with the height increase of 2 metres above the current allowable height and surrounding land uses. Compliance with relevant policies and bylaws, as well as design, the compatibility of discretionary uses with the surrounding neighbourhood context, traffic, and access will be reviewed at the development permit stage.

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 and date of Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use 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.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Inner City Residential Area of the *Municipal Development Plan* (MDP). The Developed Inner City Residential Area is supportive of moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with the policies of the MDP.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill that is sensitive to the existing neighbourhood. The plan encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community.

In the ARP, the subject site is identified as Low Density Residential. The Low Density Residential policies are intended to provide for a range of low density housing options such as single detached dwellings and semi-detached dwellings.

An amendment to Map 2 of the ARP from Low Density Residential to Medium Density Residential is required to accommodate this land use redesignation (Attachment 3). The Medium Density Multi Dwelling policies are intended to provide for a range of housing options including low profile multi-unit development. The preferred building form should have a height of three stories, and direct access from grade.

The proposed M-CG land use designation aligns with the Medium Density Multi Dwelling typology which allows for multi-residential development of up to three storeys.

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 (2016)

The proposed land use amendment meets the majority of the Location Criteria Multi-Residential Infill guidelines. The subject site is located on a corner parcel, 300 metres from transit and 500 metres from primary transit. The parcel fronts onto 7 Street NW which is identified as a collector level road in the Calgary Transportation Plan. Immediately adjacent to the site to the north is the Scandinavian Centre which is used as a community gathering space and is designated the Multi-Residential – Contextual Low Profile (M-C1) District. Finally, the site is served by a rear lane for vehicle access.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the proposed site is an appropriate location for sensitive residential intensification.

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Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and 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 proposal allows for a wider range of housing types in the inner city while still respecting the low density context immediately adjacent to the site.

ATTACHMENT(S)

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