

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

Land Use Amendment in Parkdale (Ward 7) at 3120 – Parkdale Boulevard NW, LOC2019-0032

EXECUTIVE SUMMARY

This land use amendment application was submitted by Inertia on behalf of the landowners Tammy Le and Andy Phan on 2019 March 06. This application proposes to change the designation of the subject site from Residential – Contextual One / Two (R-C2) District to Residential – Grade Orientated Infill (R-CG) District to allow for:

- rowhouses in addition to building uses already allowed (e.g. single detached, semi-detached, duplex homes and secondary 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 District.

This proposal conforms to the relevant policies of the *Municipal Development Plan* and is supported by the objectives of the *South Shaganappi Communities Area Plan*.

A development permit application for a four-unit rowhouse development has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3120 – Parkdale Boulevard NW (Plan 8321AF, Block 37, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

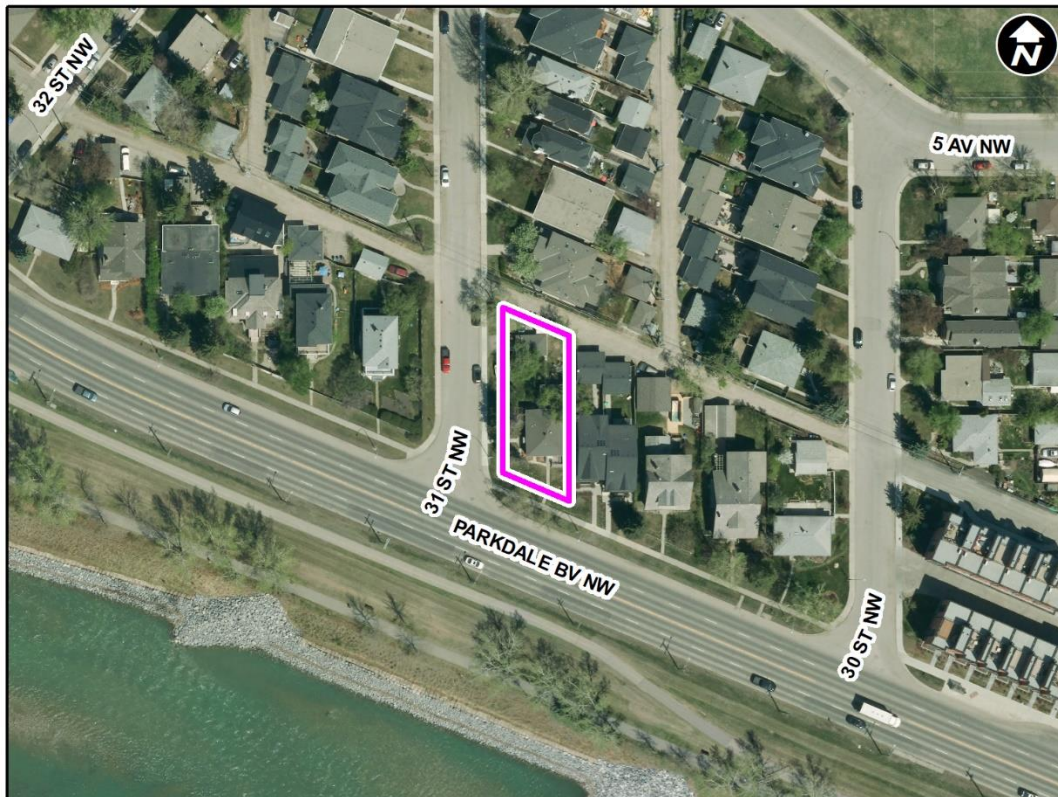
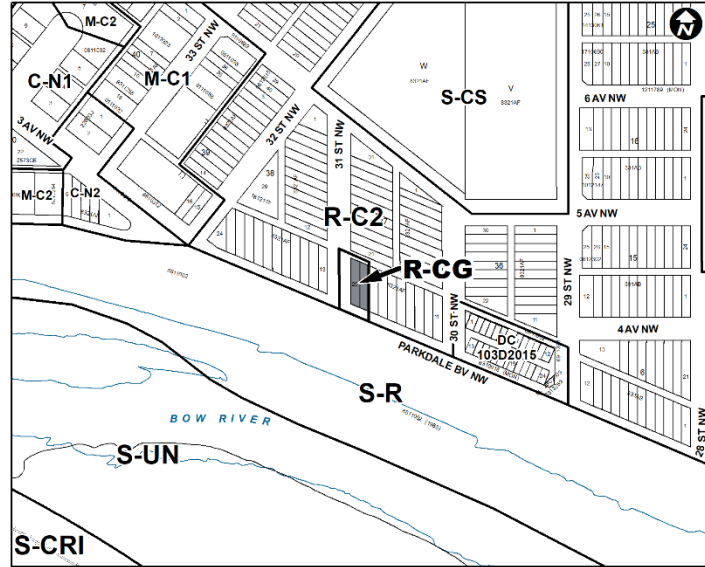
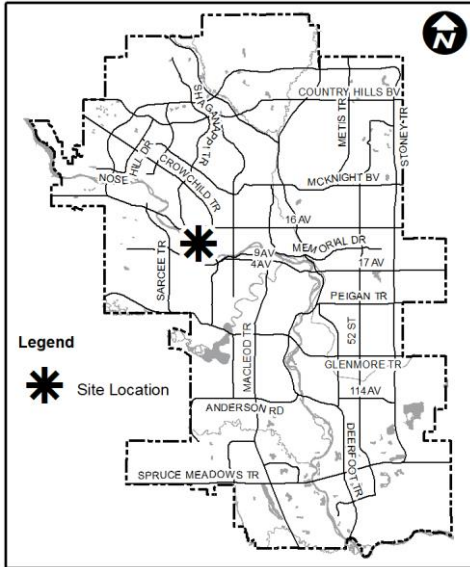
None.

BACKGROUND

This land use amendment application was submitted by Inertia on behalf of the landowners Tammy Le and Andy Phan on 2019 March 06 (Attachment 1). A development permit application for a four-unit rowhouse development (DP2019-1285) was submitted by Inertia on 2019 March 19 and is currently under review (Attachment 2).

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Location Maps



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Site Context

The subject parcel is located at the northeast corner of the intersection at Parkdale Boulevard NW and 31 Street NW. The site is approximately 17 metres in width by 39 metres in length and is located in the residential community of Parkdale in the northwest quadrant of Calgary. The parcel currently has a one-storey single detached dwelling with detached garage located upon it. A rear lane exists along the northern edge of the site.

The surrounding community is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One / Two (R-C2) District. There have been pockets of re-development throughout the area which contains a higher mix of densities of residential units. The Parkdale Community Association and park space are 500 metres to the northwest of the site. Westmount Elementary is the nearest school and is located 200 metres north of the site.

There is a neighbourhood activity centre comprised of small scale businesses located 200 metres west of the site. North Hill Mall is the nearest Community Activity Centre and is located less than 5 kilometres north of the parcel. Similarly, SAIT is located less than 6 kilometres to the northeast. The downtown core, Sunnyside's commercial district and the University of Calgary are less than 3 kilometres away respectively.

In terms of employment, Foothills Hospital, Alberta's Children Hospital along with the University of Calgary are located three kilometres north of the parcel.

As shown in Figure 1, the community of Parkdale achieved its peak population in 2018.

Figure 1: Community Peak Population

Parkdale	
Peak Population Year	2018
Peak Population	2,602
2018 Population	2,602
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 [Parkdale](#) community profile.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal involves the redesignation of a single R-C2 parcel to R-CG to allow for a larger array of low density residential uses. The current proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment portion 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 applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single detached dwellings may include a secondary suite but semi-detached dwellings may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on this parcel.

The proposed Residential – Grade Orientated Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to 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, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the future site development including appropriate uses, building massing and height, 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 Parkdale Blvd and 31 Street NW frontages;
- Mitigation of overlooking and privacy concerns; and
- Improving pedestrian connections along 31 Street NW by ensuring vehicle access to the site is off the lane.

A development permit application for a four-unit rowhouse was submitted by Inertia group on 2019 March 19 and has been placed on hold by administration. No decision will be made on the development permit application until a decision has been rendered on this land use designation.

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Environmental

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

Transportation

Pedestrian access to the subject site is available from Parkdale Boulevard NW and 31 Street NW. Vehicular access is restricted to the rear lane. The area is served by Calgary Transit bus service. Base, primary and rapid service is provided along Parkdale Boulevard NW as the Routes 1, 9, 40, 90 and 305 have stops located across the street from the property; providing a direct connection to major northwest activity hubs and the downtown core respectively. On street parking adjacent to the subject site is restricted to local residents only on 31 Street NW. There is no parking available along Parkdale Boulevard NW.

A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are all 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 the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with the administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also sent to adjacent landowners and the application was advertised online.

Administration received an email from the Parkdale Community Association stating they have no objection for this application.

Administration received ten citizen responses noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties;
- insufficient space allocation for waste and recycling bins; and
- general concern about higher density residential and commercial developments within neighbourhood.

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A number of comments were primarily relevant to the Development Permit application (DP2019-1285) and will be addressed during the subsequent review process.

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 the date of the Public Hearing will be advertised.

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)

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

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 and modest intensification in inner-city communities intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

South Shaganappi Communities Area Plan (Non Statutory – 2011)

The subject parcel is located within Inner City Residential land use typology as shown on Map 3: Development Strategy and Urban Structure in the *South Shaganappi Communities Area Plan (SSCAP)*. The applicable SSCAP policies encourages multi-residential development and modest intensification in a form and nature that respects scale and character of the neighbourhood context. The proposal is in keeping with relevant SSCAP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing designation. As a result, the site will better accommodate the housing needs of various age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

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 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 aligns with applicable policy directives of the *Municipal Development and South Shaganappi Communities Area Plan*. The proposed R-CG land use district was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for an inner city parcel while allowing for development that can be compatible with the built form of the existing community.

ATTACHMENT(S)

1. Applicant Submission
2. Development Permit (DP2019-1285) Summary
3. Community Association Letter