

Planning & Development Report to
Calgary Planning Commission
2019 July 18

ISC: UNRESTRICTED
CPC2019-0837

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 – 23 Avenue NW, LOC2019-0029

EXECUTIVE SUMMARY

This land use amendment application was submitted by New Century Design on behalf of the landowner Jia Ping Ge on 2019 March 04. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms with the ARP as amended and conforms to the relevant 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 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 ± (0.14 acres ±) located at 802 – 23 Avenue NW (Plan 2934O, Block 37, 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.

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BACKGROUND

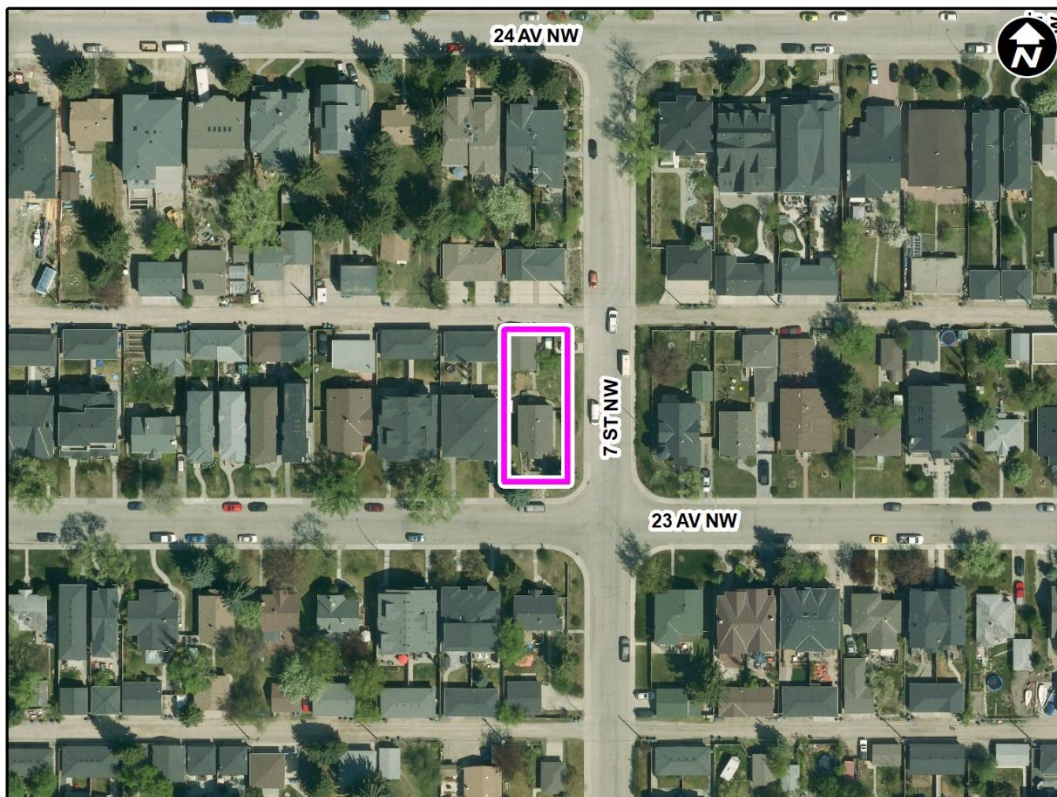
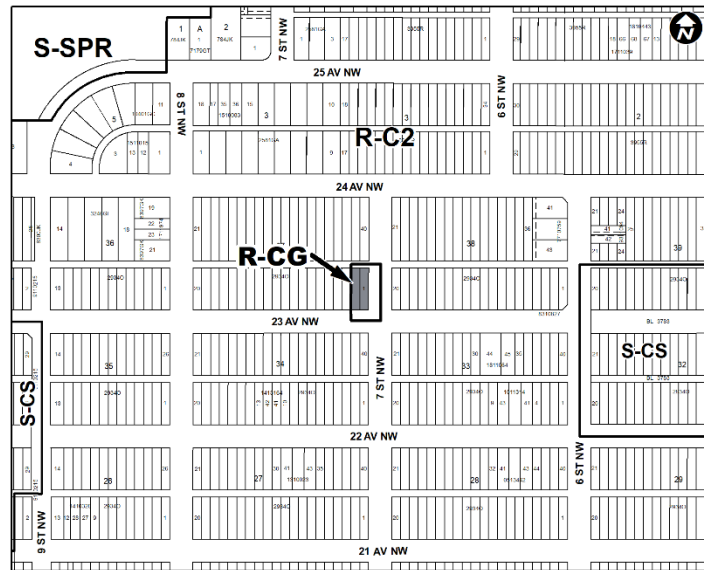
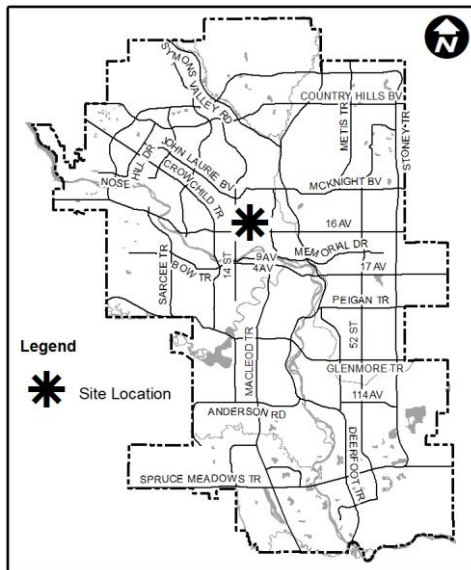
This land use amendment application was submitted by New Century Design on behalf of the landowner Jia Ping Ge on 2019 March 04. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to pursue up to four units on the site, but has not determined the exact form or number of units at this time. The applicant is exploring options such as a four-unit rowhouse, a three-unit rowhouse with a suite, or a semi-detached home with suites in order to accommodate parking on the site.

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Location Maps



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Site Context

The subject site is located in the community of Mount Pleasant at the northwest corner of 7 Street NW and 23 Avenue NW. The site is approximately 0.06 hectares in size, and is 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has a rear detached double-car garage accessed off the lane. An additional parking pad is also on the site, accessed directly off 7 Street NW.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. The Mount Pleasant Community Centre, pool, and sportsplex are located one block to the east and the Scandinavian Centre is three blocks south on 20 Avenue NW. Confederation Park is located to the northwest and is approximately a 400 metre walk.

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 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 for a corner parcel of land in an inner-city area and allows for a range of building forms that respect the scale and character of the existing neighbourhood.

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 homes. Single detached homes may include a secondary suite, but semi-detached homes may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four 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 guidance for future site development including appropriate uses, building massing, 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 the 23 Avenue NW and 7 Street NW frontages;
- Improving pedestrian connections along 7 Street NW by ensuring vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

Environmental

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

Transportation

Pedestrian access to the site is available from existing sidewalks along 7 Street NW and 23 Avenue NW. While there is street parking available from both 7 Street NW and 23 Avenue NW, direct vehicular access shall be via the lane only.

The site is serviced by Calgary Transit with bus stops located approximately 170 metres away on 24 Avenue NW. The nearest primary transit stop (MAX Orange) is on 16 Avenue NW, approximately 850 metres away.

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

Utilities and Servicing

Water and sanitary mains are available and can accommodate 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 as part of a development permit.

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Stakeholder Engagement, Research and Communication

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

The applicant has engaged the public through several initiatives throughout the process. On 2019 March 11, a postcard drop was completed to 48 of the nearest residents, which included the applicant's contact information and an overview of what the R-CG District would allow, highlighting rowhousing and basement suites as options. After the public response period, Administration recommended additional public engagement due to the number of responses and concerns from citizens. On 2019 June 04, the applicant held an information session to clarify the potential development options, and answer any questions that citizens may have had.

Administration received a letter of opposition from the Mount Pleasant Community Association (Attachment 2) and 262 public responses in opposition, including a form letter and individual emails, and one response in support of additional units, potentially rowhouses. The concerns focussed on the following areas:

- Design:
 - massing;
 - height;
 - shadowing;
 - privacy; and
 - number of potential units being too high (concerns that there would be four units with four suites).
- Transportation and lane concerns:
 - limited street parking already;
 - increase in traffic congestion;
 - garbage collection/bin location; and
 - safety as the intersection has had accidents in the past due to speed and visibility.
- Other concerns:
 - does not meet the vision for the future as laid out by the *North Hill Area Redevelopment Plan* or the Mount Pleasant Visioning Report completed by the Community Association, which supports increased density strategically along 4 Street NW, 10 Street NW, and 20 Avenue NW;
 - negative effect on community character as it does not match the current building stock and may remove mature trees;
 - precedent setting for other corner lots;
 - negative effect on property values;
 - neighbourhood amenities are already at capacity (parks, sportsplex, pool);
 - concerns over potential user groups, who may not fit in with the community; and

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- decrease in quality of life due to noise and air pollution.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate and in alignment with the *Municipal Development Plan*. The R-CG District is intended to be located adjacent to other low-density districts and helps to accommodate modest density increases within neighbourhoods, while being sensitive to the adjacent homes. It also helps to provide a variety of housing options for residents. The design compatibility will be reviewed at the development permit stage as well as parking requirements for the chosen housing form. This will help manage concerns related to privacy, shadowing, massing and other built form considerations. A review of technical concerns, such as traffic, utilities, and services was completed, with no issues discovered. Further review would be completed when a development permit is submitted.

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 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 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 of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is 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.

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North Hill Area Redevelopment Plan (Statutory – 2000)

Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo shows that the parcel is located within the Low Density Residential category of the *North Hill Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. The ARP also encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of the communities.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential or Low Density Multi Dwelling (Attachment 3). This category is intended to provide for a range of housing options including low profile multi-unit development. The preferred building form under this category should have a maximum height of three storeys, direct access to grade, and a density in the range of 75 units per hectare, which is in alignment with the R-CG District.

The North Hill ARP is currently under review by Administration. A full update to the local area plan is anticipated by Q1 2020.

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. Further, the ability to develop up to four rowhouse units, or a mix of units with suites, 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.

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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 R-CG 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 Submission
2. Community Association Letter
3. Proposed Amendment to the North Hill Area Redevelopment Plan