

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1187

**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404,
1406 and 1408 - 22 Avenue NW, LOC2019-0075**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Riverview Custom Homes on 2019 May 22 on behalf of landowners Jack Johnson, Laura Young and The City of Calgary. This application proposes to change the designation of the three subject sites from Residential – Contextual One / Two District (R-C2) District to Multi- Residential – Contextual Grade-Orientated Infill (M-CG) District to allow for:

- multi-residential development (e.g. townhouses and apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 11 dwelling units (an increase from the current maximum of 6 dwelling units); and
- the uses listed in the M-CG District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. This proposal conforms to the relevant policies of the ARP as amended and *Municipal Development Plan* (MDP). No development permit 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 0.10 hectares ± (0.25 acres ±) located at 1404 ,1406 and 1408 – 22 Avenue NW (Plan 9111561, Block 35, Lot 41; Plan 3150P Block 35, Lots 3 and 4) from 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 OCTOBER 03:

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 **Proposed Bylaw 72P2019**.

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| <ol style="list-style-type: none">3. Adopt, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 1404, 1406 and 1408 – 22 Avenue NW (Plan 9111561, Block 35, Lot 41; Plan 3150P Block 35, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and4. Give three readings to Proposed Bylaw 214D2019. |
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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by Riverview Homes on 2019 May 22 on behalf of landowners Jack Johnson, Laura Young and The City of Calgary. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for an 11-unit multi-residential development in the future.

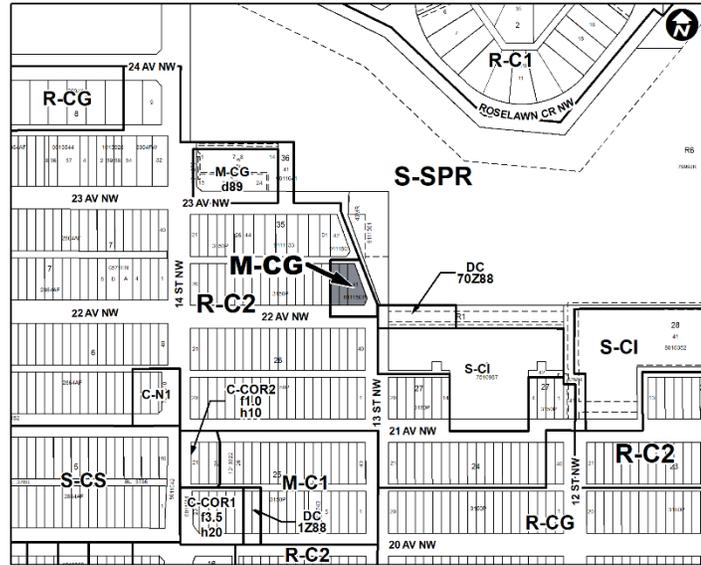
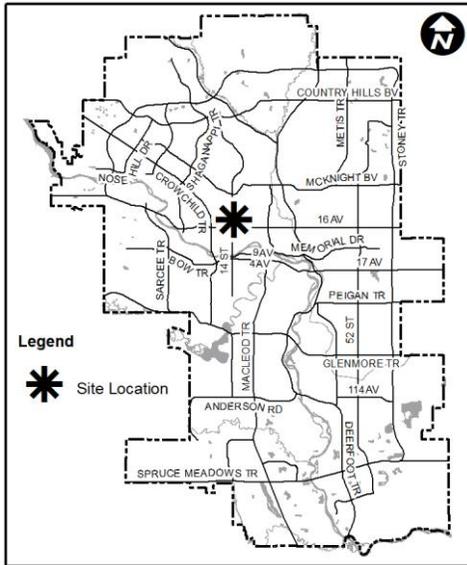
As of the report finalization date, administration is expecting a land transaction to take place between Riverview Homes and UF3 Construction Ltd for the for the subject parcels at 1404 and 1406 - 22 Avenue NW respectively (Attachment 1).

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Location Maps



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Site Context

The subject parcels, with a total area of 932 square metres, are located at the northwest corner of 22 Avenue NW and 13 Street NW. The site is approximately 29 metres in width by 34 metres in depth and is located in the community of Capitol Hill in the northwest quadrant of Calgary. The site currently contains a one-storey single detached dwelling with detached garage for the parcel located at 1408 - 22 Avenue NW. The remaining parcels are currently undeveloped vacant residential lots. A rear lane exists along the northern edge of the site. The site has a discernable slope gradient which runs downward from west to east.

The 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 residential densities, specifically redevelopment northwest of the site. Confederation Park is located directly east of 13 Street NW, with a pathway leading from the park to 22 Avenue NW in the immediate vicinity. There is a seniors housing complex and activity centre located to the southeast of the site.

North Hill shopping centre is the nearest Community Activity Centre and is located less than one kilometre south of the parcel. Similarly, the Southern Alberta Institute of Technology (SAIT) is located less than two kilometres to the Southeast.

As shown in *Figure 1*, the community of Capitol Hill reached peak population in 2018.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2018
Peak Population	4,688
2018 Population	4,688
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 [Capitol Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate three adjacent R-C2 designated parcels to the M-CG District to allow for multi-residential development. Throughout the review process, Administration explored other land use districts such as the Residential – Grade Orientated Infill (R-CG) District, which would also be appropriate for the site. However, after discussions with the applicant, the decision was made to proceed with the M-CG District for the reasons

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discussed in the strategic alignment portion of the report. Please note that the M-CG district allows for 111 units per hectare in contrast to R-CG which allows for 75 units per hectare. Therefore, based on the total buildable area of the site, an M-CG district would accommodate 11 units in contrast to R-CG which would allow for 7 units respectively.

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 six dwelling units.

The proposed Multi-Residential – Contextual Grade-Orientated (M-CG) District allows for two to three-storey (12 metres maximum height) multi-residential developments with at least half of the units orientated to grade. The proposed district provides for a maximum density of 111 units per hectare which would enable up to 11 multi-residential units on the subject site.

The M-CG District contains rules for development which allow for varied building and front setbacks in a manner that reflects the context of the area. The Residential – Contextual Grade (R-CG) District would also have been an appropriate designation for the subject parcel. However, site constraints identified by the Applicant as the width of the lane (20.87 metres) being too narrow to accommodate individual unit garages, waste and recycling bins and a reconfigured Enmax power line along with a desired built form resulted in the applicant applying for an M-CG redesignation. The M-CG designation mitigates this concern as the allowable height of 12 metres will allow each unit's garage to be placed on the main floor level. The remaining 2.5 storeys of living space will be located above the garage. The anticipated built form will also mitigate any traffic concerns as site vehicular access will be off the alley to garages located at grade for each unit. This will allow traffic access to be orderly to and from the site.

Development and Site Design

If the application is approved by City Council, the rules of the proposed Multi-Residential – Contextual Grade-Orientated (M-CG) District will provide basic guidance for the future site development. The building design, interface with adjacent low density residential, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review.

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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 13 Street NW and 22 Avenue NW. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 22 Avenue NW and only available for local residents. There is no parking available along 13 Street NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, both of these roads are classified as residential streets. The nearest major arterial roadway is 14 Street NW, which is located 150 metres west of the subject site.

The area is served by Calgary Transit. Base service is provided along 14 Street NW as the Route 414 has a stop located 150 metres west from the property; providing a direct connection to the North Hill shopping centre, SAIT and the LRT network via Lions Park Station. 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. No public meetings were held by the applicant or administration in relation to this application.

The Capitol Hill Community Association responded to the circulation and were supportive of the application (Attachment 2).

Administration received twenty citizen responses in opposition 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; and
- general concern about higher density residential and commercial developments within neighbourhood.

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The applicant has been attempting to organize an information meeting at the Capitol Hill Community Association for some time now. However, this meeting has been delayed due to the association being on summer break. The applicant has indicated they will continue to try and organize a meeting in the near future and prior to Public Hearing of Council. The applicant has had individual discussions with residents who have personally reached out to Riverview Homes in regard to this project. The applicant has met administrations recommendations for engagement as listed in The City of Calgary's Outreach Assessment tool. They have connected with the community association and local ward councillor in regards to this application. However, administration continues to support and recommend additional engagement due to the scale, complexity and sensitive nature of the proposal.

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 M-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)

The *North Hill Area Redevelopment Plan* (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill development 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. This land use typology is intended to provide for a range of low-density housing options such as single detached, semi-detached and rowhousing.

An amendment to Map 4 – Future Land Use Policy – Capitol Hill in the ARP, from Low Density Rowhouse to Medium Density Low-Rise, is required to accommodate this land use amendment (Attachment 3). The Medium Density Low Rise policies are intended to provide for a range of housing options including low profile multi-unit residential development. The preferred built form should have a height of 2 to 3 storeys with direct access from grade for some units.

The proposed land use amendment to M-CG District aligns with the Medium Density Low-Rise typology which allows for multi-residential development of up to three storeys. The M-CG District caps the maximum building height at 12 metres. As such, any future development would need to adhere to height requirements of this district as per the land use bylaw.

Location Criteria for Multi-Residential Infill (2016)

While these criteria are not to be used as a checklist, they do provide for a framework in which to evaluate a parcel's appropriateness for intensification. The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- The subject site is situated on a corner parcel;
- It is situated within 250 metres of several transit stops;
- Primary transit stops are located within a 500 metre radius; and
- Confederation Park is located directly adjacent to the subject site.

The subject site gains vehicular access by means of a rear lane. The proposal does not meet several criteria, including being located on a collector roadway; adjacency to non-residential development, or being located along a corridor or activity street. However, in this case, because of the proximity of the lands to a collector street (14 Street NW); the ability of the existing streets to manage traffic associated with the proposed increase in density; and the close proximity of non-residential development southeast of the subject lands, Administration recommends that the general intent of these location criteria is still able to be achieved.

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Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing R-C2 District. The proposed ARP amendment and land use district allows for a wider range of housing types and as such, the proposed changes 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 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 Plan* and the *North Hill Area Redevelopment Plan* as amended. The proposed M-CG 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 but still be compatible with the built form and character of the existing community.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter
3. **Proposed Bylaw 72P2019**
4. **Proposed Bylaw 214D2019**
5. **Public Submissions**