

Planning & Development Report to
Calgary Planning Commission
2019 December 05

ISC: UNRESTRICTED
CPC2019-1473

Land Use Amendment in Capitol Hill (Ward 7) at 1102 – 18 Avenue NW, LOC2019-0140

EXECUTIVE SUMMARY

This application was submitted by K. Hickerson Contracting on behalf of the landowner Kim Hong Do and Trong Quang Do on 2019 September 09. The 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, 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.

The proposal conforms to the relevant policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment 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 redesignation of 0.06 hectares ± (0.14 acres ±) located at 1102 – 18 Avenue NW (Plan 3150P, Block 12, Lots 1 and 2) 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

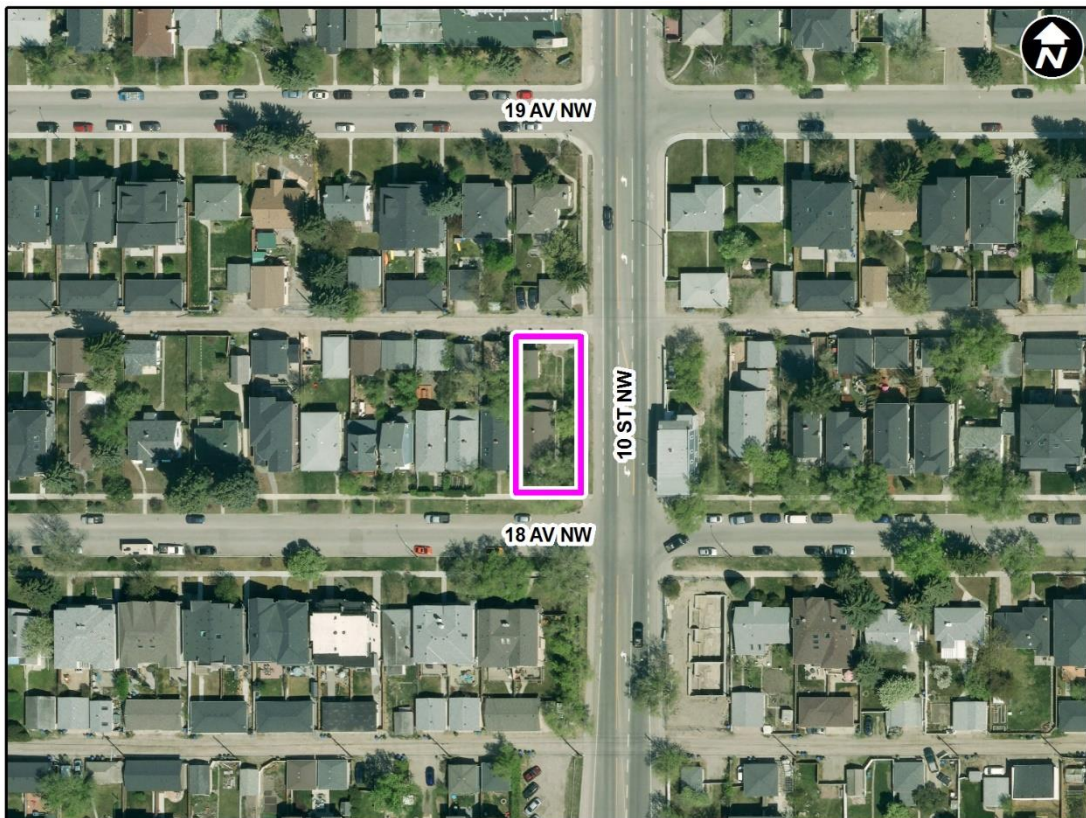
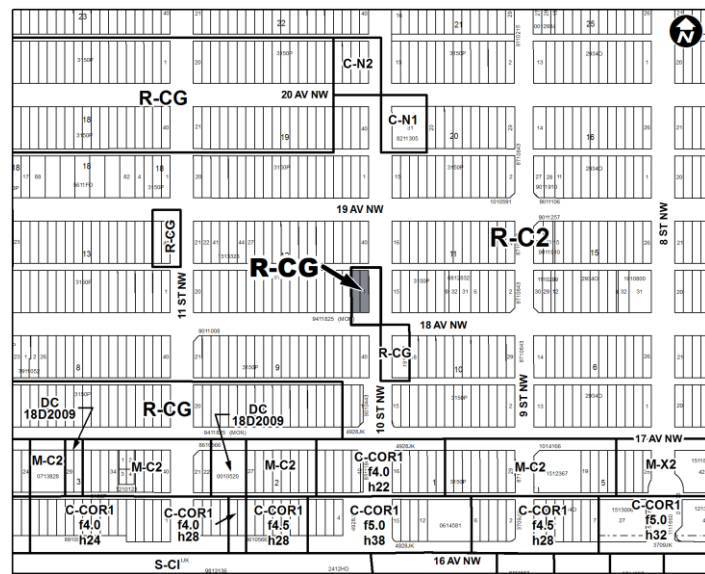
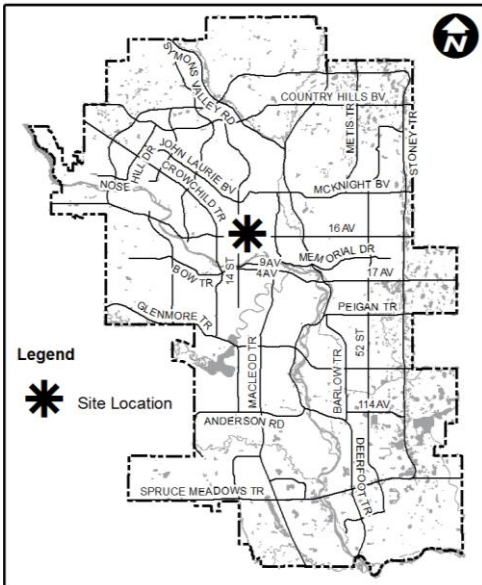
This land use amendment application was submitted by K. Hickerson Contracting on behalf of the landowner Kim Hong Do and Trong Quang Do on 2019 September 09. As indicated in the Applicant Submission (Attachment 1), the applicant proposes to increase the density on the lot to allow for a four-unit rowhouse under the proposed R-CG District. No development permit has been submitted at this time.

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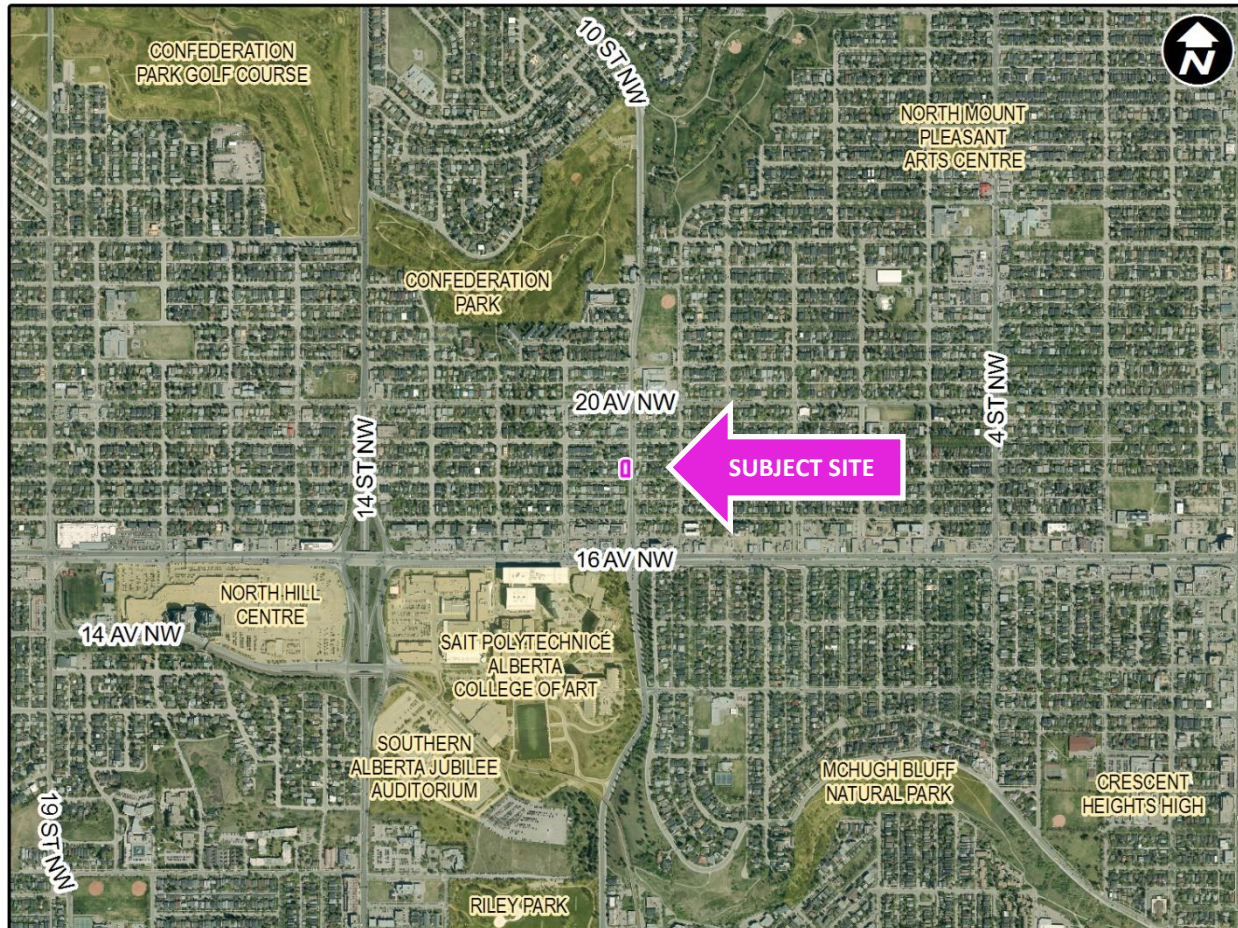
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Location Maps



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Site Context

The subject site is located in the community of Capitol Hill at the northwest corner of 10 Street NW and 18 Avenue NW. The site is approximately 0.06 hectares in size, and is approximately 15 metres wide by 37 metres long. The corner parcel is currently developed with a single detached dwelling and has a rear detached garage and parking pad accessed off 10 Street NW. There is a rear lane located north of the site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. The context also includes commercial buildings along 10 Street NW designated as Commercial – Neighbourhood 1 (C-N1) and a parcel designated as R-CG located directly southeast of the subject site. King George Elementary School and the associated playfield is approximately 600 metres north of the site. 16 Avenue NW is located 650 metres to the south of the site.

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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

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 residential building forms that respect the scale and character of the existing neighbourhood. 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 applied to 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.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum building 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.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site. The R-CG District is a low-density district and intended to be located adjacent to other low-density districts. The proposal will accommodate a modest density increase within neighbourhoods, while being sensitive to the adjacent homes. The design compatibility will be reviewed at the development permit stage, as well as parking requirements for the chosen housing form. This will assist in

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managing concerns related to privacy, shadowing, massing and other built form considerations. Further review would be completed when a development permit is submitted.

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 18 Avenue NW and 10 Street NW frontages;
- Improving pedestrian connections along 10 Street NW by ensuring vehicle access to the site is off the rear lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

Environmental

There are no environmental concerns associated with the site or this proposal. An Environmental Site Assessment was not required as part of this application.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 10 Street NW and 18 Avenue NW. While there is street parking available along 18 Avenue NW, direct vehicular access for new development would be from the rear lane. There is no parking available along 10 Street NW. The site is serviced by Calgary Transit with bus stops located approximately 100 metres away on 10 Street NW and 650 metres away on 16 Avenue NW. There is a bus stop located approximately 100 metres away on 10 street NW.

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.

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 Capitol Hill Community Association was circulated as part of this application and no comments were received.

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Administration received one public response for the application stating general opposition. The concerns from the opposed focused on parking congestion. Administration reviewed the comments received during the notice posting and circulation period and has determined the proposed R-CG District to be appropriate, as all required parking can be provided on the parcel and accessed via the rear lane.

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 low-density, modest increase in a form that is sensitive to existing residential development in terms of height, scale and massing.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Medium Density Low Rise category of the *North Hill Area Redevelopment Plan* (ARP). Medium Density Low Rise areas are intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. The ARP also encourages availability of a variety of housing types within the community including townhouses, apartments, and live/work units. The proposal is in alignment with the current ARP in place.

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The *North Hill ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by end of Q1 2020.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of low-density 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 land use 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.

REASONS FOR RECOMMENDATIONS:

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*. The proposed R-CG District is low-density and was designed to be implemented in proximity to or directly adjacent to other 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

1. Applicant's Submission