

Planning & Development Report to
Calgary Planning Commission
2020 May 07

ISC: UNRESTRICTED
CPC2020-0451

Land Use Amendment in Capitol Hill (Ward 7) at 1139 - 21 Avenue NW, LOC2020-0018

EXECUTIVE SUMMARY

This application was submitted by Dobbin Consulting on behalf of the landowners Gurmeet K Tatla and Parminderpal Singh Tatla on 2020 February 04. 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, 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 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposal complies with the policies of the *North Hill Area Redevelopment Plan* (ARP) and the *Municipal Development Plan* (MDP).

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 \pm (0.14 acres \pm) located at 1139 - 21 Avenue NW (Plan 3150P, Block 22, Lots 21 and 22) 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 Dobbin Consulting on behalf of the landowners Gurmeet K Tatla and Parminderpal Singh Tatla on 2020 February 04. No development permit has been submitted at this time. As indicated in the Applicant's Submission (Attachment 1), the applicant would like to construct a four-unit rowhouse but has not determined the exact design of the development at this time. Based on the site area, the

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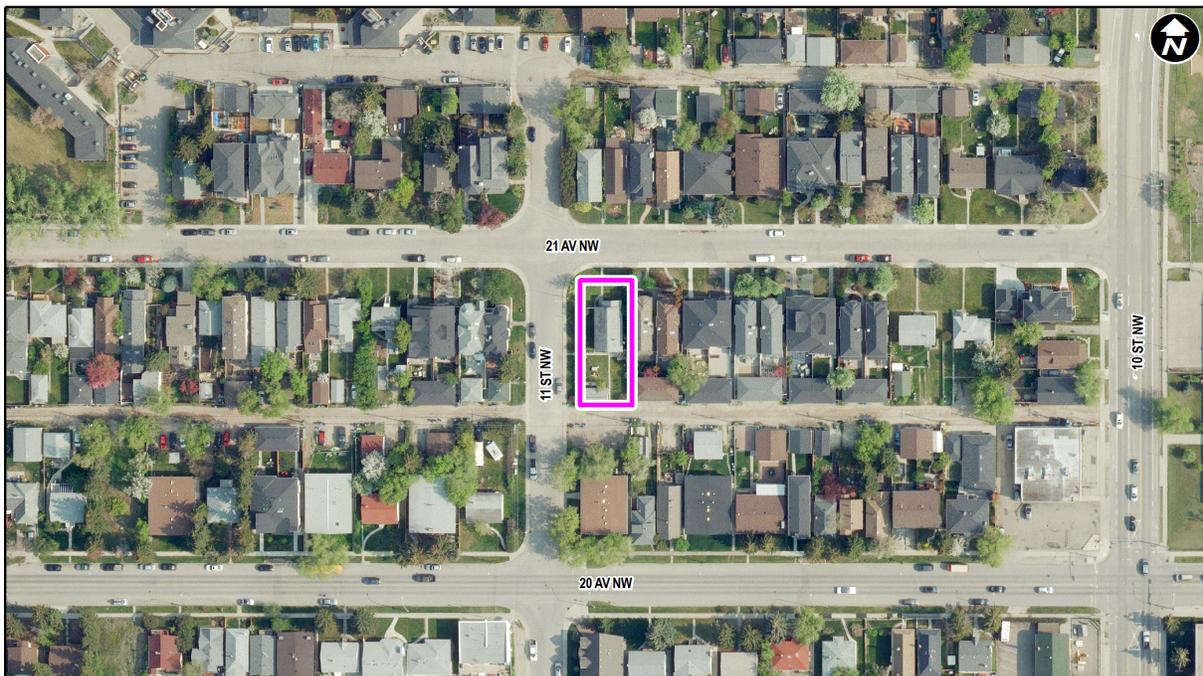
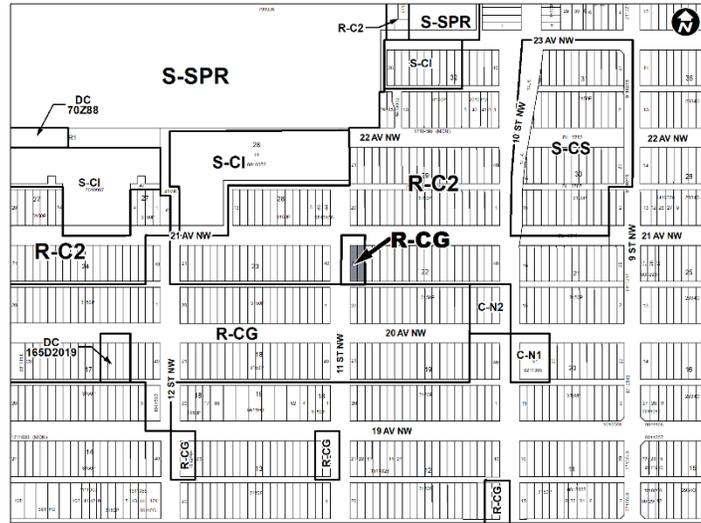
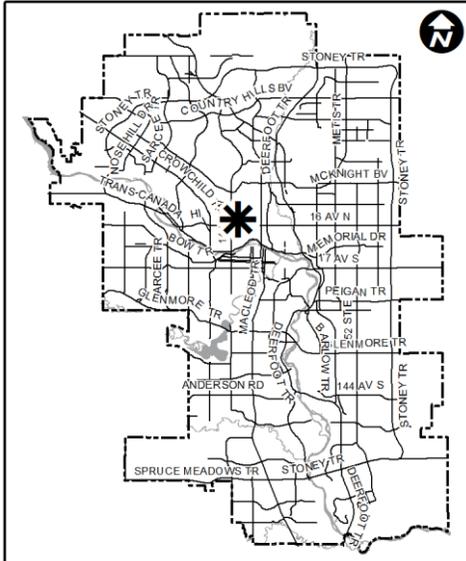
maximum number of dwelling units that could be allowed on this site would be four dwelling units under the proposed R-CG District.

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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 southeast corner of 11 Street NW and 21 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size, measuring 15 metres wide by 37 metres long. The corner parcel is currently developed with a single detached dwelling and has a rear detached garage. There is a lane at the rear of the site, with access to 11 Street NW.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as either Residential - Contextual One / Two Dwelling (R-C2) District or the proposed Residential – Grade-Oriented Infill (R-CG). The site sits between the King George Elementary School and Confederation Park. Commercial uses on 16 Avenue NW are eight blocks south of the site.

As shown in *Figure 1*, the community of Capitol Hill has seen its population hit a maximum in 2019 of 4,744 residents.

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Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	7,772
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: *The City of Calgary 2019 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 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, duplex dwellings, and secondary suites. 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 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.

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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 11 Street NW and 21 Avenue NW frontages;
- Improving pedestrian connections along 11 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 11 Street NW and 21 Avenue NW. While there is street parking available along 21 Avenue NW, direct vehicular access for new development would be from the lane. The site is serviced by Calgary Transit with bus stops for Routes 4 and 404 located approximately 250 metres away (less than a five-minute walking distance) 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 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.

The applicant hand-delivered flyers to 40 houses surrounding the site. No public meetings were held by the applicant or Administration.

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No comments were received from the Capitol Hill Community Association at the time of writing this report. No letters of opposition were received by Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. 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.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Rowhouse category of the [North Hill Area Redevelopment Plan](#) (ARP). Low Density Rowhouse policy encourages a modest increase in density with a greater variety of housing types while still being in scale with the existing context. Appropriate dwelling types include rowhouse, amongst other low density dwellings.

The *North Hill Area Redevelopment Plan* has been reviewed by Administration as part of the proposed North Hill Communities Local Area Plan, which received support at the Standing Policy Committee on Planning and Urban Development (PUD2020-0164) on 2020 March 04.

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The North Hill Communities Local Area Plan (LAP) is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Social, Environmental, Economic (External)

The proposed land use district will provide a further range of housing types than the existing R-C2 District. The proposed 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 objectives of the *North Hill Area Redevelopment Plan*. The proposal represents a low density building form that would allow for a modest increase in density for an established area parcel but still be compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment in an established area that is near commercial, school, and open space amenities and has safe, easy access to transit services.

ATTACHMENT(S)

1. Applicant's Submission