

Planning & Development Report to  
Calgary Planning Commission  
2020 November 05

ISC: UNRESTRICTED  
CPC2020-0644

## Land Use Amendment in Capitol Hill (Ward 7) at 1804 - 19 Avenue NW, LOC2020-0107

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### EXECUTIVE SUMMARY

This application was submitted by Jim English, the landowner, on 2020 August 16. The application proposes to change the land use designation from Residential – Contextual One / Two Dwelling (R-C2) to Residential – Grade Oriented Infill District (R-CG) to allow for:

- rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites);
- a maximum building height of 11 metres, 2 to 3 storeys (an increase from the current maximum of 10 metres);
- a maximum number of 3 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 *North Hill Area Redevelopment Plan* (ARP) and is aligned with the applicable policies of the *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 redesignation of 0.06 hectares ± (0.15 acres ±) located at 1804 - 19 Avenue NW (Plan 2864AF, Block 29, 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 landowner Jim English on 2020 August 16. No development permit has been submitted at this time. On 2016 March 06, Council approved major amendments to the Capitol Hill portion of the *North Hill ARP*. Through these amendments, the majority of corner lots within the community's low density areas were identified as appropriate for Low Density Rowhouse, or Residential – Grade-Oriented Infill (R-CG) District in Land Use Bylaw terms.

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On 2017 July 31 Council implemented the Low Density Rowhouse typology through City-initiated land use redesignations of approximately 300 R-C2 parcels located along 24 Avenue NW, 20 Avenue NW and the north side of 17 Avenue NW. The remaining corner parcels (identified as Low Density Rowhouse) located outside of these three corridors, including the subject parcel, were not included at that time and Council's expectation was that individual landowners would have the opportunity to pursue their own land use redesignations in the future.

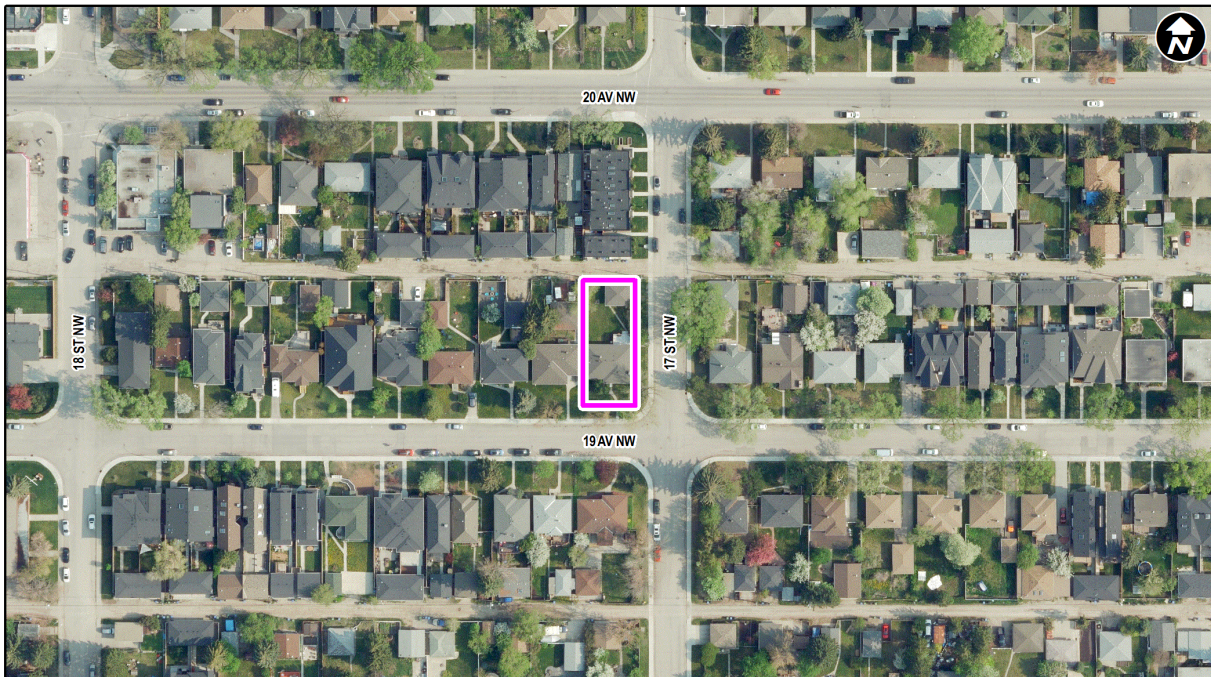
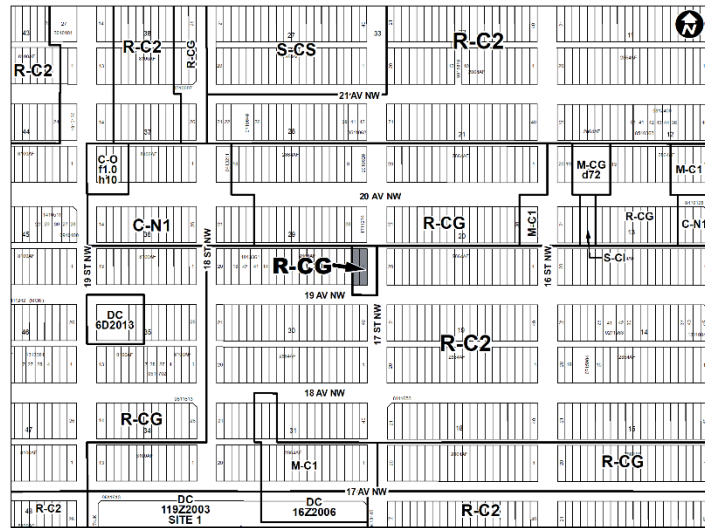
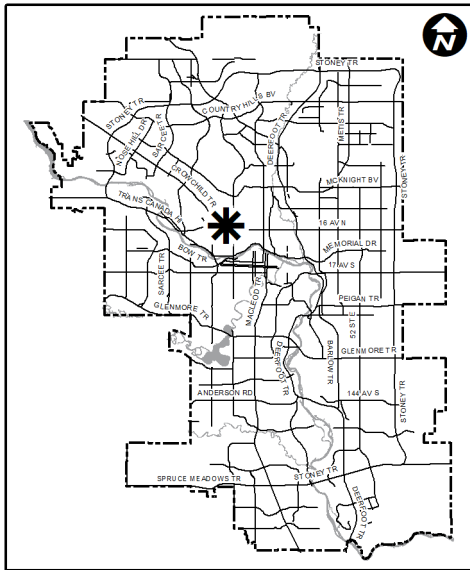
The Applicant's Submission (Attachment 1) indicates that the intent is to provide modest densification in an established neighbourhood.

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## Location Maps

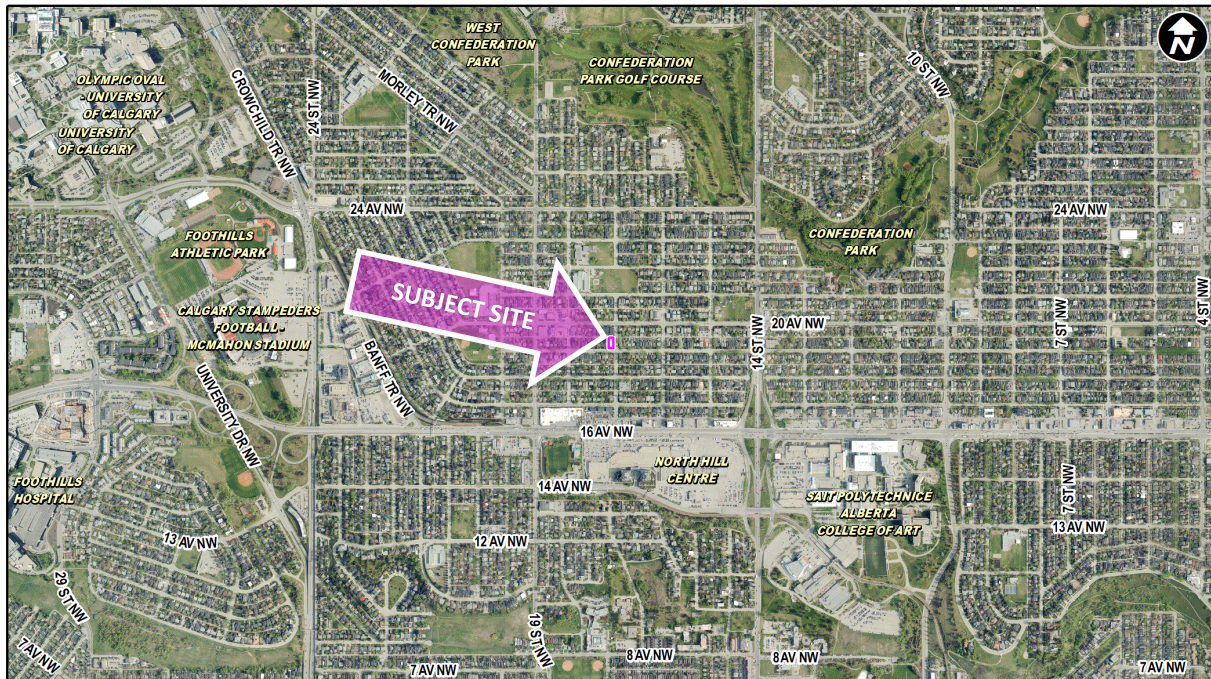




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### Site Context

This flat 0.05 hectare site is located in the community of Capitol Hill, immediately to the south and west of the intersection of 19 Avenue and 17 Street NW. It is currently developed with a single detached dwelling and accessory building (2 car garage) adjacent to the lane, but accessed from 17 Street NW.

The general area is low density residential development, typified by the Residential – One / Two Dwelling (R-C2) District. However, immediately to the north, across the lane is a substantial area of R-CG zoning. Likewise, to the west, at the end of the block, is a substantial R-CG zoned area. To the north and west, at the intersection of 20 Avenue and 16 Street NW, is a Commercial Neighbourhood zoning (C-N1) offering a range of local goods and services. North Hill Shopping Centre lies to the south on 16 Avenue NW.

Figure 1 provides an overview of the demographics of Capitol Hill, based on the most recent census (of 2019). This application would represent a marginal potential increase in population.

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*Figure 1: Community Peak Population*

| <b>Capitol Hill</b>                |       |
|------------------------------------|-------|
| Peak Population Year               | 2019  |
| Peak Population                    | 4,744 |
| 2019 Current Population            | 4,744 |
| 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 (as provided in the following link).

## **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 further in this report.

### **Land Use**

The existing Residential – Contextual One / Two Dwelling (R-C2) District 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. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of three dwelling units.

### **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 17 Street NW and 19 Avenue NW frontages including access for the principal dwellings meets grade oriented design definitions;
- Improving pedestrian connections along 17 Street NW by ensuring principal vehicle access to the site is off the lane;

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- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

A development permit application has not been submitted to the Development Authority at this time.

**Environmental Site Considerations**

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment is not required.

**Transportation**

The subject site is situated approximately 300 metres north of the Primary Transit Network along 16 Avenue NW which includes the MAX Orange BRT. Transit connectivity is also provided along 20 Avenue NW (Routes 404, 414 and 65), approximately 220 metres southwest of the subject site. Sidewalks exist along both 17 Street NW and 19 Avenue NW providing pedestrian access to the site. Calgary's Pathways and Bikeways map designates 19 Street NW to the west of the subject site as a Signed Bicycle Route.

Vehicular access to the subject site will be provided from the existing rear lane that is accessed from 17 Street NW. A Transportation Impact Assessment was not required for 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.

**Climate Resilience**

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

**Stakeholder Engagement, Research and Communication**

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

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The Capitol Hill Community Association provided a letter to the applicant (Attachment 2), noting that it is “generally in favour of (4 unit) rowhouses on corner lots”.

Comments have been received from two concerned citizens opposed to the proposed land use amendment. The comments relate to the intensification of the use and issues relating to traffic generation and parking, pedestrian safety and the change in housing mix in Capitol Hill generally. Those comments relate to the future development of the land and will be fully considered at the development permit stage.

No public meetings were held by the applicant or Administration.

Following a meeting of the Calgary Planning Commission, Commission’s recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

### **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](#) 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 is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Mobility choices are increased through the proximity of a variety of transit options and the ability to utilize local commercial and social spaces near to the site align with section 2.6 of the MDP.



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### ***Climate Resilience Strategy (2018)***

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that directly meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### ***North Hill Area Redevelopment Plan (Statutory – 2000)***

The parcel is identified, on Map 4 of the [North Hill Area Redevelopment Plan](#) (ARP), as Low Density Rowhouse, which allows for the dwelling types contemplated by this land use redesignation. Map 5 of the ARP further supports this by indicating a building height of 11 metres is acceptable in this location.

### ***North Hill Communities Local Area Plan (Draft)***

The *North Hill ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Capitol Hill and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft local area plan.

### **Social, Environmental, Economic (External)**

The proposed R-CG land use district will provide a further range of housing types than the existing R-C2 District. This 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.



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**REASON(S) FOR RECOMMENDATION(S):**

The proposal aligns with applicable policies of the *Municipal Development Plan* and 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. The corner lot location, direct lane access, proximity to commercial uses on both 20 Avenue NW and 16 Avenue NW and nearby transit availability lends the site favourably, to a modest increase in density, anticipated by this application. Furthermore, the proposal provides low-density redevelopment in an established area that is near local amenities and has safe, easy access to a regular and rapid transit services.

**ATTACHMENT(S)**

1. Applicant Submission
2. Applicant Outreach Responses