

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

EXECUTIVE SUMMARY

This application was submitted by Inertia on 2018 July 30 on behalf of the land owner Donghui Xie. The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development (e.g. townhouses, four-plexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units on this site (an increase from the current maximum of 2 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. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit application was submitted and is currently under review by Administration.

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 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) 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.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

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 53P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to **Proposed Bylaw 149D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None

BACKGROUND

This land use amendment application was submitted Inertia on 2018 July 30 on behalf of the land owner Donghui Xie. The applicant's submission (Attachment 1) indicates their intent to develop a two-storey multi-residential development with four grade-oriented units. A development permit application (DP2019-0741) was submitted by Inertia Corporation on 2019 January 15 and is currently under review. The development permit application (Attachment 4) will be ready for approval by the Development Authority at the time of the Public Hearing on 2019 July 22.

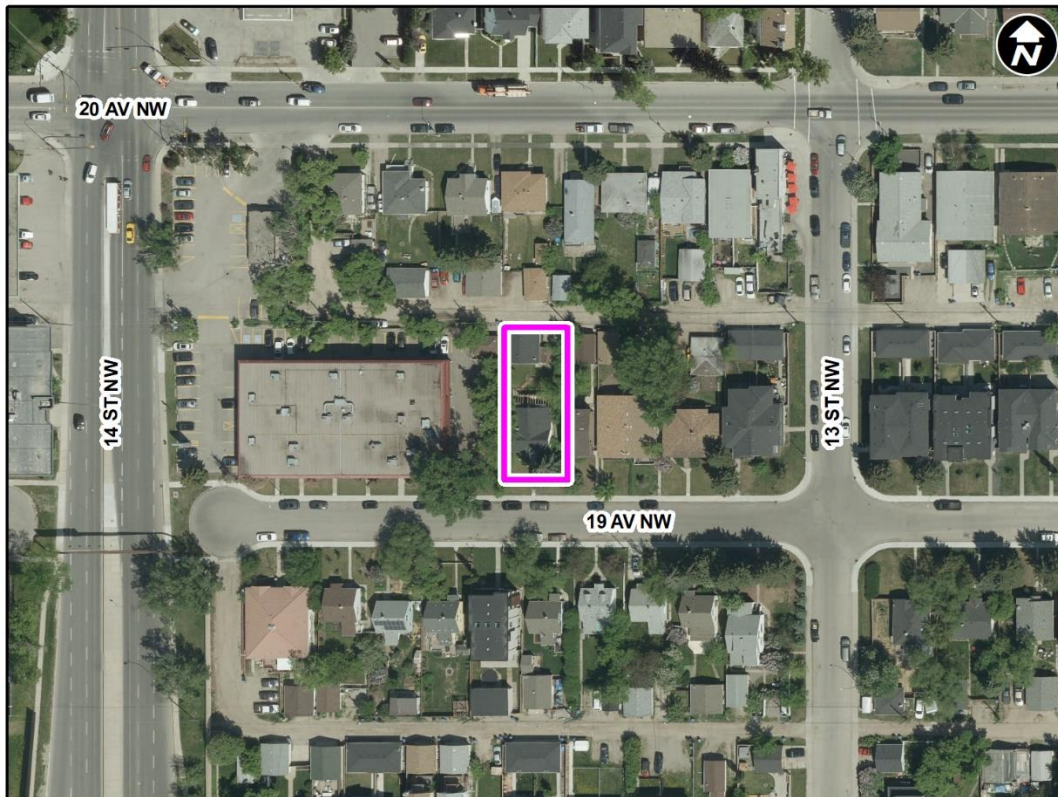
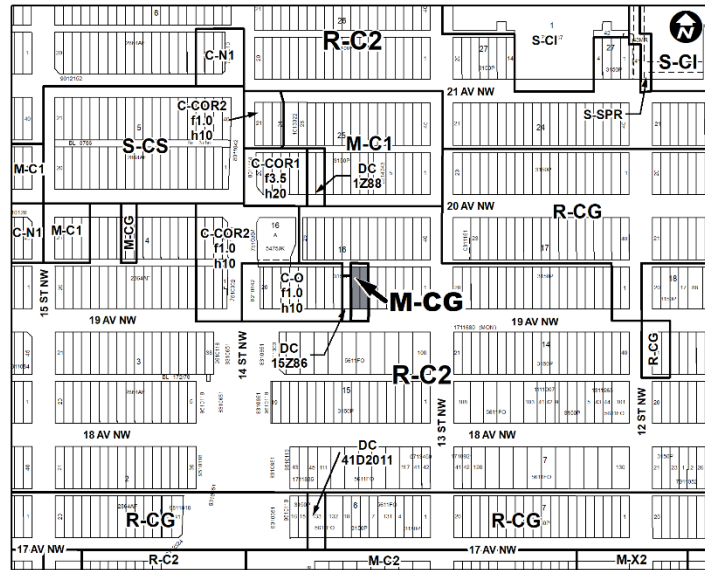
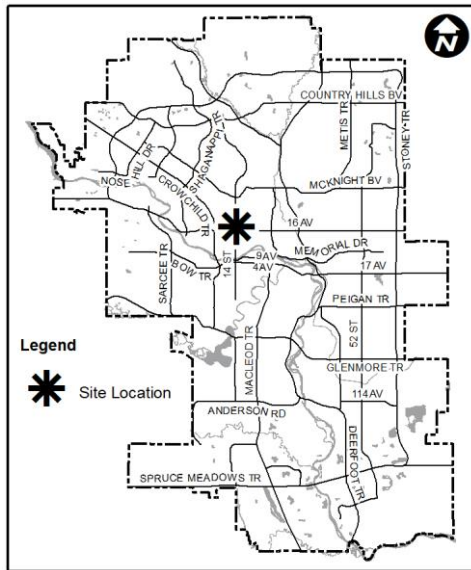
The subject site, located in the community of Capitol Hill, is subject to the policies of the *North Hill Area Redevelopment Plan* (ARP). Although a map amendment is required to the ARP to allow for the land use amendment, the redevelopment proposal aligns with the applicable policies of the MDP.

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Location Maps



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Site Context

The community of Capitol Hill contains a mix of housing types ranging from single detached dwellings to low-profile multi-residential developments with some commercial uses along 14 Street NW and 20 Avenue NW. With 14 Street NW part of the Primary Transit Network and 20 Avenue NW a collector road, the crossing of these two roads function as a major intersection in the community. The subject site, 1418 – 19 Avenue NW, is located mid-block between the commercial uses adjacent to this intersection and the residential uses along 19 Avenue NW further to the east. The subject site is approximately 15 metres wide and 36 metres deep.

Surrounding uses consist of the following:

- North – commercial uses, and residential uses designated in the ARP for medium density mid-rise redevelopment;
- South – low density residential uses;
- West – parking and commercial uses designated for local commercial in the ARP; and
- East – low-density residential uses designated for row-house redevelopment in the ARP.

The land use district of the parcel directly west of the subject site is a DC Direct Control District (Bylaw 5Z1986) allowing for parking to the commercial (office and medical clinics) uses along 14 Street NW. No access is permitted to 19 Avenue NW where the subject site is located.

Vehicular access to the subject site is from the lane only and connects with both 20 Avenue NW and 13 Street SW.

As identified in *Figure 1*, the community of Capitol Hill has seen population growth over the last several years reaching its population peak in 2018.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2018
Peak Population	4,688
2018 Current 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.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and allows for a building type that is compatible as a buffer use and density between the commercial uses to the west and the existing low-density residential uses to the east.

The proposed M-CG District allows for up to six residential units at a maximum building height of 12 metres on the subject site; however, the development permit under review (DP2019-0741) is for a four-unit grade-oriented building with a height of no more than 10.5 metres.

Although a minor map amendment to the ARP is required to accommodate this proposal, the ARP anticipates future rowhouse development adjacent to the subject site to the east along 19 Avenue NW. The proposal is therefore compatible with both the existing and future anticipated residential uses and 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 allows for a low-density residential development with a maximum of two units with a building height of no more than 10 metres. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District provides for a maximum density of 111 units per hectare, which would enable up to six dwelling units on the subject site with a building height of no more than 12 metres.

The M-CG District contains rules for development which allows for varied building heights and front setbacks in a manner that reflects the residential context to the east of the subject site. These rules are being evaluated during the current development permit review at the discretion of the Development Authority.

Development and Site Design

Future development on this site will be evaluated against the rules of the proposed M-CG District to guide the built form in relation to use, height, massing and landscaping. Other key factors that will be important to address include:

- ensuring an engaging built interface and grade orientation along 19 Avenue NW;
- emphasizing individual at-grade entrances;
- respecting the residential context and privacy of adjacent residential uses to the north and east of the site;
- providing adequate on-site parking; and
- ensuring vehicular access and garbage pick-up is from the rear lane.

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The development permit under review (DP2019-0741) is for a four-unit grade-oriented building with a height of no more than 10.5 metres.

Environmental

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

Transportation

A Transportation Impact Assessment and parking study was not required for this proposal. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 19 Avenue NW with a two-hour parking restriction in front of the commercial development and a residential parking permit (Permit F) in front of the residential development.

The area is well served by Calgary Transit bus service with several stops around the intersection of 14 Street NW and 20 Avenue NW, less than 200 metres from the subject site. Several bus routes run along both 14 Street NW and 20 Avenue NW. Bus stops for the MAX Orange Line is approximately 500 metres to the south of the site situated along 16 Avenue NW.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site. The specific servicing arrangements and stormwater management will be reviewed and evaluated in detail as part of the development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practises, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public meetings were held by the applicant or administration in relation to this application.

Administration received 2 letters of support and 2 letters of opposition to the application. Support is expressed for the proposed increase in density and redevelopment of the subject site, while opposition is expressed for the potential decrease in property values along 19 Avenue NW and the lack of available on-street parking.

The Capitol Hill Community Association was circulated on the land use amendment and development permit applications, who submitted a letter of support (Attachment 2) for the amendment to the ARP and the land use district.

Administration considered relevant planning issues specific to the proposed land use amendment application and has determined that the proposal is appropriate with the height increase of 2 metres above the current allowable height and surrounding land uses. Compliance with relevant policies and bylaws, as well as design, the compatibility of discretionary uses with

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the surrounding neighbourhood context, traffic, and access are currently being reviewed through the development permit process.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Planning 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 policy and land use amendment build 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 Developed Inner-City Residential Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing. The MDP also calls for a moderate intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-CG District provide for a development form that is sensitive to existing residential development in terms of height, built form and density.

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.

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In the ARP, the subject site is identified as Low Density Rowhouse. 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. Map 5: Maximum Building Heights in the ARP restricts building heights within this typology to 11 metres, unlike the M-CG District that caps the maximum building height at 12 metres. Map 5 in the ARP is not amended as part of this application.

Location Criteria for Multi-Residential Infill (2016)

The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- the subject site is situated within 250 metres of several transit stops;
- including transit stops on a primary transit route within 150 metres;
- the site is adjacent to non-residential uses which includes office and medical clinics;
- the site is in proximity to the 14 Streets NW and 20 Avenue NW corridors; and
- the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive residential intensification.

Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. 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.

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Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and therefore there are currently no growth management concerns.

Risk Assessment

There are no significant risks associated with this proposal.

REASONS 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 M-CG District is 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 can be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 53P2019**
4. Development Permit (DP2019-0741) Summary
5. **Proposed Bylaw 149D2019**