

Applicant's Submission

Land Use Redesignation from R-C2 to R-CG – 3833 Parkhill St. SW

Design Intent and Context

The subject parcel is located in the community of Parkhill. The lot is 25 feet wide and 140 feet deep for an area of 3,500 square feet. The applicant is proposing a front-back semi-detached building with two homes including a secondary suite in the front units' basement. Parking will be provided from the rear lane.

The current land use designation is (R-C2) Residential – Contextual One/Two Dwelling District which allows for duplex, single and semi-detached dwellings.

Land Use Comparison

Due to the lack of a rear garage, basement and a small home size, the current site coverage is only 19%. This is a dramatic underutilization of a prime inner city lot. Current R-C2 land use provides for site area coverage up to 45%. Due to setback requirements, the proposed build forms will be limited to a site area coverage of 47%, a negligible amount higher than the current maximum.

Relevant Policies

The Parkhill Community does have an Area Redevelopment Plan, however it is very dated, having been originally approved in July, 1994. At this time, Calgary had a population of under 800,000. The MDP states that "in areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction. In cases where the ASP or ARP is silent, or does not provide sufficient detail on land use, development or design issues, the MDP should be used to provide guidance on the appropriate land use districts, as deemed appropriate by the Approving Authority." As the City has grown over 50% since the Parkhill ARP was approved, the MDP should be used as the governing document for this application.

One of the key goals of the MDP is to "direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods." It is also a key aim of the MDP to "provide a wide choice of housing type and location by prioritizing and facilitating growth and redevelopment in existing communities in a variety of locations throughout the city."

On September 24, 2018, Calgary City Council approved amendments to the R-CG land use based on lengthy stakeholder engagement and analysis. One of the desired outcomes was "encouraging more street-oriented rowhouse developments on both corner and mid-block locations and increasing side yard setbacks that provide a buffer between new development on corner parcels and the backyard of the neighbouring property."

This update also gave more guidance on the secondary suite 0.0 on site parking exemption. Under section 546 (2) The minimum number of motor vehicle parking stalls for a Secondary Suite is reduced to 0.0 where

- (a) the floor area of a Secondary Suite is 45.0 square metres or less;
- (b) the parcel is located within 600.0 metres of an existing or approved capital funded LRT platform or within 150.0 metres of frequent bus service; and
- (c) space is provided in a building for the occupant of the Secondary Suite for storage of mobility alternatives such as bicycles or strollers that:
 - (i) is accessed directly from the exterior; and

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(ii) has an area of 2.5 square metres or more for every Secondary Suite that is not provided with a motor vehicle parking stall

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design with Modern Office of Design + Architecture (MODA). At this point, relaxations are not anticipated.

Location Criteria

- Close to Transit
 - Located a 6-minute walk or 500m from the 39th Avenue CTrain station
- Adjacent to multi-dwelling development
 - Located across from M-C1 apartments
- In close proximity to proposed main street
 - Mission Road has great potential to become a lively, urban street
- Direct Lane Access

In addition, the site has specific attributes that make it ideal for development

- Car2Go, a popular car sharing service, is available in the Parkhill community
- Mission, with its many businesses including a Safeway Grocery Store is within a walking distance of 1.4km or 17 minutes
- Located 200m from Elbow River Pathway, Elbow River and Stanley Park

Missing Middle Need

Statistics Canada has very solid data that the average household size is decreasing. The average number of children per family has decreased from 2.7 in 1961 to 1.9 in 2011. During the same period, the average number of people per family has declined from 3.9 in 1961 to 2.9 in 2011. This makes it critical to provide new housing forms and types in existing neighbourhoods that meet the current household trends including providing a new housing type called the "missing middle".

The current property's value is assessed by the City of Calgary at \$430,000. This is the 8th lowest single family assessed value home in the neighbourhood. This property only generates \$2,733.64 in annual property tax income. At 2018 property tax rates, the new development is expected to generate at least \$7,628.76 in annual property tax income (or \$4,895.12 in incremental revenue) in addition to building permit fees, development permit fees etc. The problem for the City of Calgary is that the residential tax burden is forecast to rise due to declining downtown office property tax income. Dissuading infill development will make the property tax increases larger due to lower average property values.

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Engagement

1. Preapp #PE2018-01629 with City of Calgary
2. Meeting with Parkhill Community Association Board of Directors on September 26, 2018. This meeting was also attended by a Councillor Assistant to Councillor Farkas.
3. Hand mail flyer drop to approximately 75 homes on Parkhill Street and 1 Street.
4. Facebook posting advertising open house to 120 followers
5. Email to approximately 360 Parkhill community residents
6. Open House held on November 9, 2018 at the Parkhill Community Association attended by approximately 25 residents.

The original site plans have been modified in two ways in order to respect stakeholder concerns:

- a. The front setback has been reduced from 3.0m to 4.5m to comply with minimum R-CG setback requirements. This is a decrease of approximately 85 SF of site coverage, increasing green space.
- b. The north side of the second storey will be angled in order to decrease shadowing effects. Sample shadow studies are provided showing negligible shadow effects on the neighbour.