

Applicant's Submission

Address: 2115 12 ST SW
Community: Capitol Hill
Current Designation: R-C2
Proposed Designation: R-CG

Applicant's LOC Submission Planning Analysis

The purpose of this analysis is to provide the reasons for making this application, and reasons for approval.

The subject parcel is located in the community of Capitol Hill and consists of 0.055884 ha. We are proposing a development of a four-unit Rowhouse Building. Front doors are facing 21 Ave NW and 12 Street NW with a vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

In addition, the site has specific attributes which make it ideal for row house development:

- The site is only one minute' walk from Confederation Park.
- The site is only five minutes' walk from King George School.
- The site is only five minutes' walk from transit routes on 14 street NW.
- The site is less than 10 minutes' walk from 16 avenue NW which is a main street.
- The site is less than 10 minutes' walk from Capital Hill Park.
- The site is less than five minutes' drive from North Hill Shopping Centre and other commercial uses on 16th Avenue NW.

Policies (and Variations)

Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

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The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that “ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.” (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 21 Avenue NW and 12 Street NW, the pedestrian realm along these streets is protected.

North Hill Area Redevelopment Plan (ARP)

The ARP recommends that this site be of a Low Density Rowhouse use. The ARP states:

The Low Density Rowhouse area is intended to allow for a modest increase in density with a greater variety of housing types while still being in scale with the existing context. New development should be low density grade-oriented residential development such as rowhouse buildings, duplex dwellings, semi-detached dwellings, single-detached dwellings and cottage housing clusters.

This proposed development is consistent with the local area plan in place for Capitol Hill which encourages the development of a diverse range of residential unit types and sizes to accommodate a broad demographic group, ranging from old to young and singles to families. Our building is grade oriented which attracts not only families with children but also provides opportunity for senior citizens to age in place.

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The immediate neighbours and the Capitol Hill Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with City policies, sustainability principles, and the best use of this parcel. For these reasons, we respectfully request the support of Calgary Planning Commission and Council for our application.