

Planning & Development Report to
Calgary Planning Commission
2018 December 13

ISC: UNRESTRICTED
CPC2018-1160

Land Use Amendment in Capitol Hill (Ward 7) at 1301 – 18 Avenue NW, LOC2018-0195

EXECUTIVE SUMMARY

This application was submitted by Inertia on 2018 August 28 on behalf of the landowner, Chandan Homes Ltd. 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 homes, 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 proposed R-CG designation.

The proposal conforms to the relevant policies of the *Municipal Development Plan* and implements the objectives of the *North Hill Area Redevelopment Plan*.

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 ± (0.14 acres ±) located at 1301 – 18 Avenue NW (Plan 5611FO, Block 7, Lot 130) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2018 DECEMBER 13:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1301 – 18 Avenue NW (Plan 5611FO, Block 7, Lot 130) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 43D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted to The City of Calgary by Inertia on 2018 August 28 on behalf of the landowner, Chandan Homes Ltd. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop a four-unit rowhouse development.

The community of Capitol Hill is subject to the policies of the *North Hill Area Redevelopment Plan* (ARP) which provides guidance for future redevelopment of Mount Pleasant, Tuxedo and Capitol Hill. On 2016 March 06, Council approved major amendments to the Capitol Hill portion of the 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 R-CG District in Land Use Bylaw terms.

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.

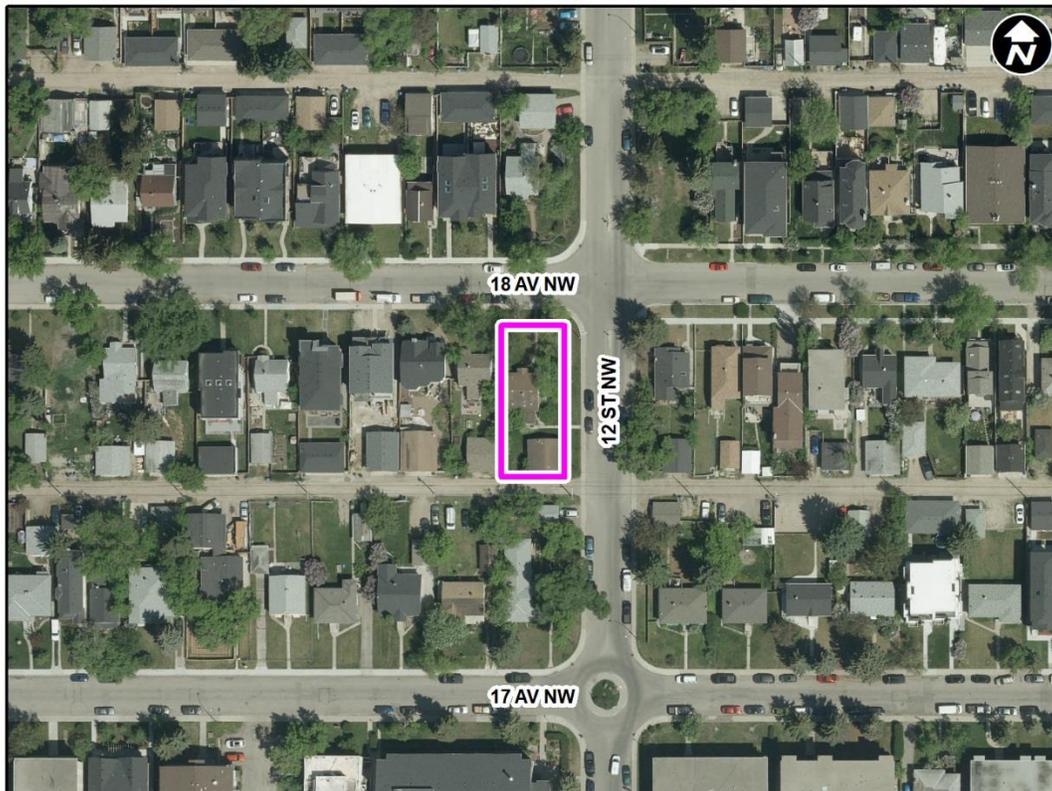
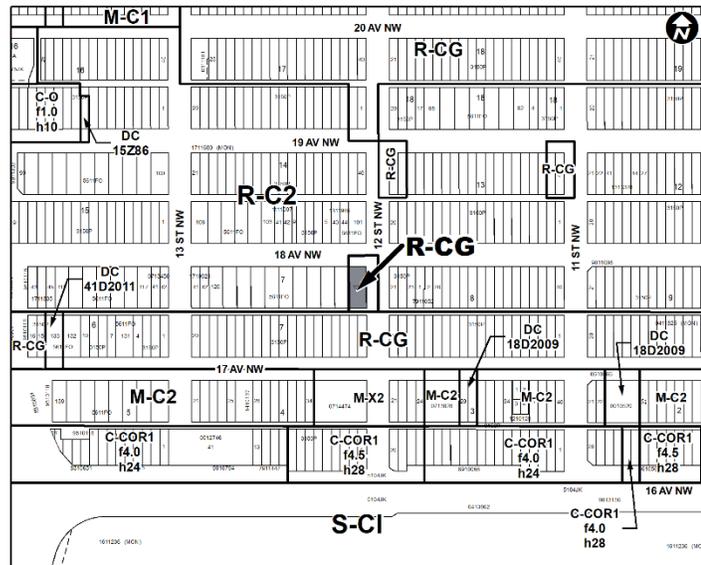
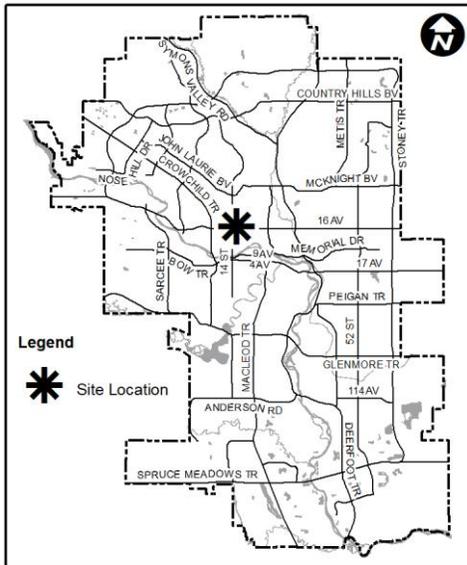
The remaining corner parcels (identified as Low Density Rowhouse) located outside of these three corridors were intentionally left out by City Council from the City-led redesignations with the expectation for individual landowners to apply for redesignations of their properties in the future. This land use redesignation application falls into this "category".

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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 southwest corner of 18 Avenue NW and 12 Street NW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land uses in this area are Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 37 metres. A rear lane exists along the south end of the site. The property is currently developed with a one and a half-storey single detached dwelling and a detached double-car garage accessed from the rear lane.

As identified in *Figure 1*, the community of Capitol Hill has seen population growth over the last several years reaching its population peak in 2016. In the last year, the community declined in population by 112 residents.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2016
Peak Population	4,571
2017 Current Population	4,459
Difference in Population (Number)	-112
Difference in Population (Percent)	-2%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Capitol Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. This specific site has been identified for intensification of this nature by the *North Hill Area Redevelopment Plan* 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.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. 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.

Development and Site Design

The rules of the proposed R-CG District will provide basic guidance for the future site development including appropriate uses, height and building massing, 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 12 Street NW and 18 Avenue NW frontages;
- emphasizing individual at-grade entrances;
- the delineation of an appropriate front yard setback; and
- definition of front yard amenity space for individual units.

Environmental

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

Transportation

Pedestrian and vehicular access to the site is available from 18 Avenue NW, 12 Street NW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 200 metres walking distance on 16 Avenue NW providing service to the University of Calgary and 400 metre walking distance on 14 Street NW providing service to Market Mall and downtown. The SAIT/ACAD/Jubilee LRT station is within 800 metres walking distance of the site. On-street parking adjacent to the site and along both 18 Avenue NW and 12 Street NW is permit parking only. A Transportation Impact Assessment was not required as part of this application.

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Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the 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 at development permit stage.

Stakeholder Engagement, Research and Communication

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

Administration received a "no comments" response from the Capitol Hill Community Association.

Administration received eight letters from nearby residents in opposition to the application. Reasons stated for opposition are summarized below:

- noise and traffic from construction activity, as well as general safety concerns;
- increase in traffic congestion and parking issues;
- increase in height causing overshadowing/loss of sunlight and privacy;
- decrease in adjacent property values;
- increase in fire risk due to increase in density;
- does not fit in with the character of the community; and
- mature trees on property will be lost.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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 (Statutory – 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.

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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 of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest 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 R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

The subject parcel is located within the Low Density Rowhouse area as identified on Map 4: Future Land Use Policy – Capitol Hill in the *North Hill Area Redevelopment Plan* (ARP). The Low Density Rowhouse area is intended to accommodate a modest increase in density through a variety of low density grade-oriented residential development such as rowhousing, cottage housing clusters, single and semi-detached dwellings and duplex dwellings.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change 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 therefore 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 is in keeping with applicable policies of the *Municipal Development Plan* and implements the objectives of the *North Hill Area Redevelopment Plan*. The proposed R-CG District was 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 has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 43D2019**
3. **Public Submissions**