

Planning & Development Report to  
Calgary Planning Commission  
2019 March 21

ISC: UNRESTRICTED  
CPC2019-0330

## Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 2525 and 2527 – 16A Street NW, LOC2018-0199

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### EXECUTIVE SUMMARY

This application was submitted by CityTrend on 2018 August 31 on behalf of the landowners Jacqueline Chiu-luchi and Leonardo T luchi. The application proposes to redesignate the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for existing basement suites in a semi-detached building. The R-CG district would also allow for:

- Rowhouses in addition to the building types already allowed (e.g. single detached, 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 R-CG designation.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms with the ARP as amended and is in keeping with applicable policies of the *Municipal Development 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 amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2525 and 2527-16A Street NW (Plan 3800AJ; Block 1; Lots 12 and 13) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

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**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 MARCH 21:**

That Council hold a public hearing, and:

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan;
2. Give three readings to **Proposed Bylaw 28P2019**;
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2525 and 2527-16A Street NW (Plan 3800AJ; Block 1; Lots 12 and 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 95D2019**.

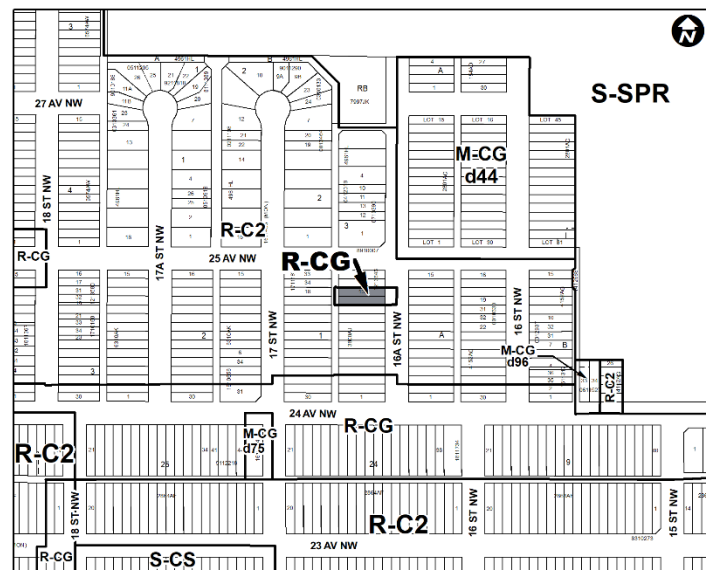
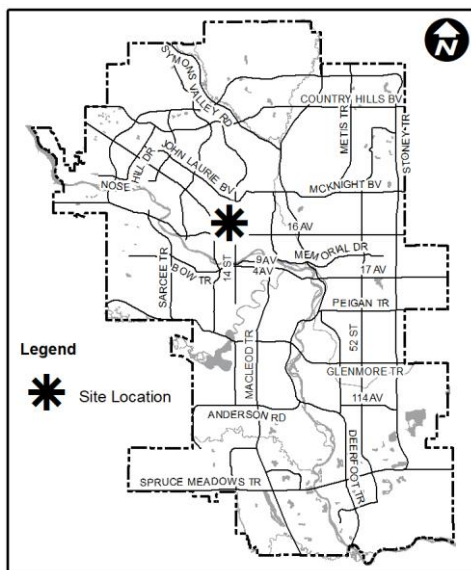
**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This application was submitted by CityTrend on behalf of the landowners Jacqueline Chiu-luchi and Leonardo T luchi, on 2018 August 31. No development permit has been submitted at this time, however, as noted in the Applicant's Submission, the applicant's intent is to legalize the existing basement suites (Attachment 1).

**Location Maps**

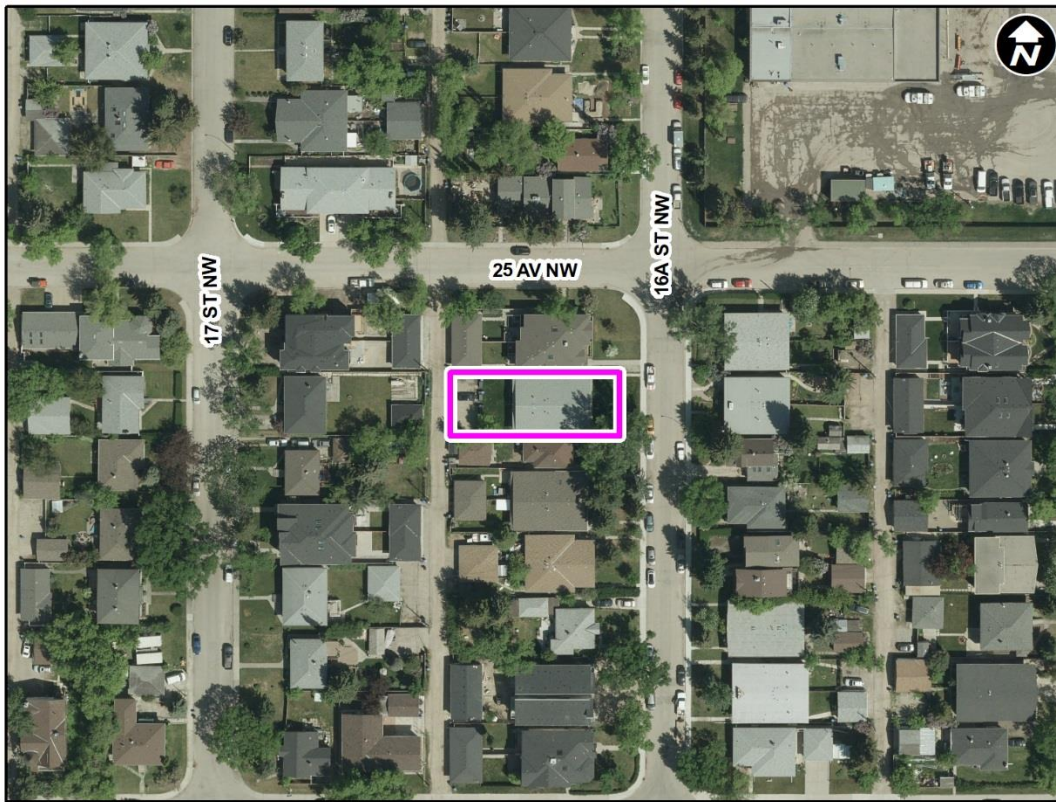


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**Site Context**

The subject lands are comprised of two residential parcels located in the community of Capitol Hill, west of 16A Street NW and south of 25 Avenue NW. Surrounding development is characterized by a mix of single and semi-detached homes. The City of Calgary Roads Depot is also located northwest of the site, north of 25 Avenue NW.

The subject sites are currently developed with a semi-detached dwelling from the 1970s with an parking pad accessed from the rear lane. Combined, the parcels are approximately 0.06 hectares in size with approximate dimensions of 15 metres by 40 metres. Vehicular access is from the rear lane only.

As defined in Figure 1, the community of Capitol Hill has seen a slight decline in population since its peak in 2016.

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*Figure 1: Community Peak Population*

<b>Community Name: Capitol Hill</b>	
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 would allow for the future legalization of two existing secondary suites currently present in each of the existing semi-detached dwellings, as well as a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Subject to a minor amendment to the ARP, the proposal 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 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 on the combined two parcels.

The proposed 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 and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count as an additional dwelling unit and do not require vehicle parking stalls in the R-CG District

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provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

### ***Development and Site Design***

The proposed redesignation is intended to accommodate the existing secondary suites within the current semi-detached dwellings. The site can accommodate the required parking and is located within close proximity of schools, open space as well as the Confederation Park Golf Course.

### ***Environmental***

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

### ***Transportation***

The parcel is located along 16A Street NW which is classified as a residential street. A Transportation Impact Assessment was not requested for this application. Transit stops are located approximately 400 metres from the site on 19 Street NW as well as 14 Street NW.

### ***Utilities and Servicing***

Water, sanitary and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvements at this time.

## **Stakeholder Engagement, Research and Communication**

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

The Capitol Hill Community Association responded with no concerns. No comments were received from neighbours at the time of this report, and no public meetings were held by the applicant or Administration.

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 (2014)***

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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 (2019)***

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 site 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 site falls within Section 3.5 Capitol Hill Policies of the North Hill ARP. The site is currently identified Low Density Residential as per Map 4: Future Land Use Policy - Capitol Hill. With the proposed policy amendment, the site would be identified as Low Density Rowhouse which encourages a modest increase in density with a greater variety of housing types. This aligns with the proposed land use district.

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

The recommended R-CG District allows for a wider range of housing types in a community that has a large supply of single detached housing as well as a moderate supply of multi-residential housing. The intent of the proposed district is to introduce secondary suites / more affordable

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housing options. 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.

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

The proposal conforms to the *North Hill Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District will allow for the development of secondary suites within an existing semi-detached development that is in close proximity to existing amenities and services.

**ATTACHMENT(S)**

1. Applicant's Submission
2. **Proposed Bylaw 28P2019**
3. **Proposed Bylaw 95D2019**