

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 – 21 Avenue NW, LOC2019-0002

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Kelvin Hamilton Architecture on behalf of the landowners, Di Lin Deng and Xue Lan Zhu on 2019 January 07. This application proposes to change the designation of a single parcel from the Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential buildings (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 (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 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 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 1516 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 7 and 8) 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.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

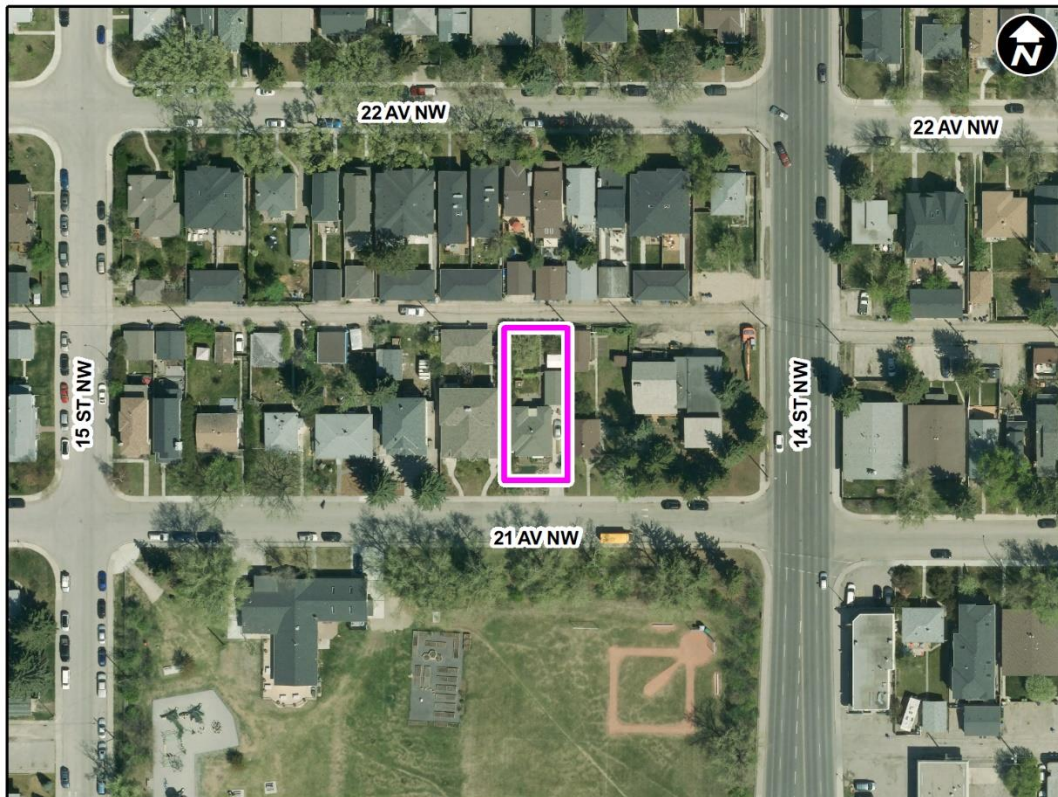
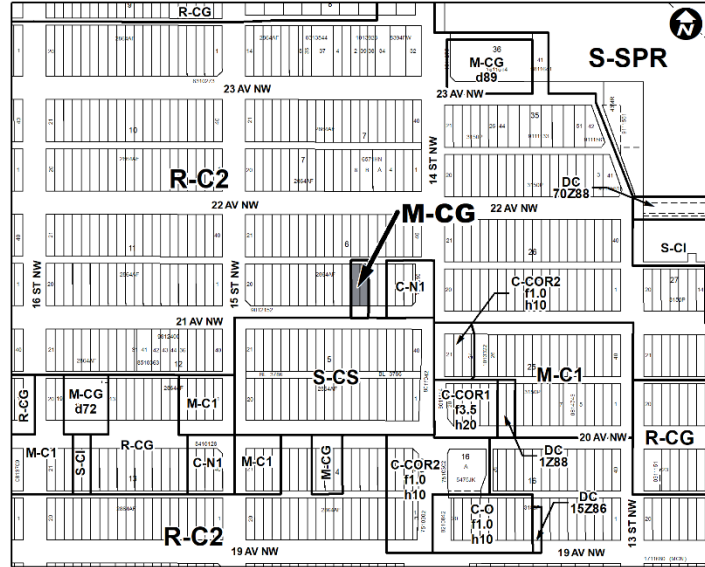
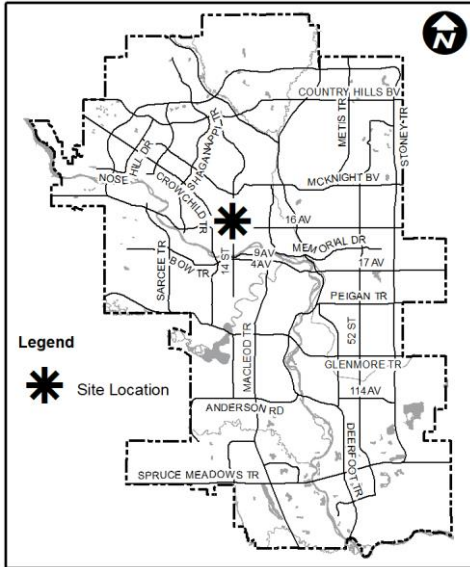
This land use redesignation application was submitted by Kelvin Hamilton Architecture on behalf of the landowners, Di Lin Deng and Xue Lan Zhu on 2019 January 07. No development permit has been submitted at this time. As indicated in the applicant submission, the applicant intends to pursue a multi-residential development on this site (Attachment 1).

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Location Maps



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Site Context

The subject site is located in the community of Capitol Hill on the north side of 21 Avenue NW, between 15 Street NW and 14 Street NW. The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 37 metres. A rear lane exists along the north end of the site. The property is currently developed with a one-storey single detached dwelling and a detached single-car garage accessed from 21 Avenue NW.

The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District and surrounding development is characterized by a mix of single and semi-detached dwellings. To the south across 21 Avenue NW is the Capitol Hill Community Association, a 1.2 hectare site which includes a community hall, playground, baseball diamond, community garden and ample green space. Two parcels to the east of the site are designated as Commercial – Neighbourhood 1 (C-N1) District.

As identified in *Figure 1*, the community of Capitol Hill reached peak population 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.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form for the 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 and analysis conducted by Administration.

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 dwellings. Single detached dwellings 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.

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The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for three to four-storey (12 metres maximum height) multi-residential developments where ground floor units must have direct access to grade. Similar to other multi-residential districts, the proposed M-CG District requires on-site landscaping and amenity space. The district provides for a maximum density of 111 units per hectare which would enable up to six dwelling units on the subject site. In addition, the M-CG District 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 M-CG District will provide guidance for future site development including appropriate uses, building massing and height, amenity space, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 21 Avenue NW frontage;
- improving pedestrian connections along 21 Avenue NW by ensuring vehicle access to the site is off the lane;
- accommodation of parking; and
- mitigation of overlooking and privacy concerns.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 21 Avenue NW. Vehicular access is currently provided from an existing driveway on 21 Avenue NW, however, upon redevelopment vehicular access will be directed to the rear lane. Two-hour on-street parking is available on 21 Avenue NW.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 120 metres (two-minute walking distance) east of the site along 14 Street NW and 190 metres (three-minute walking distance) south of the site along 20 Avenue NW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate 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 as part of a development permit.

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Stakeholder Engagement, Research and Communication

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

The Capitol Hill Community Association responded to the circulation saying that they do not support mid-block M-CG along residential streets and would prefer the site to be designated as R-CG in keeping with the current version of the ARP.

Administration received seven citizen responses noting concerns related to the potential height and shadowing impacts of a new building in the M-CG District. In this regard, the M-CG District has a height chamfer rule to decrease building height/massing in proximity to a shared property line with a low density residential district. Additional design measures to limit potential massing and shadowing concerns can also be addressed as part of the development permit review process.

Citizens were also concerned about the appropriateness of a multi-residential building in a low density residential area, and the possibility of increased vehicle traffic on the nearby roads and back lane.

Kelvin Hamilton Architecture hosted an information meeting on 2019 April 24 which was attended by ten neighbours. This included a question and answer period and a questionnaire was circulated to the participants (Attachment 2).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, 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 amendment and 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.

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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 and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The subject parcel is located within one block of 14 Street NW which is identified by the MDP as part of the Primary Transit Network.

The proposal is in keeping with relevant MDP policies as the M-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of the communities.

The parcel is located within the Low Density Rowhouse area of the ARP, which 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. The ARP currently allows a maximum building height of 11 metres on this site.

A minor amendment to the *North Hill ARP* (Attachment 3) is required to support the land use redesignation application. The proposed amendments to Maps 4 and 5 of the ARP, which illustrate the land use plan and maximum building heights respectively, will change the subject site from Low Density Rowhouse with a maximum building height of 11 metres to Medium Density Low-Rise with a maximum building height of 12 metres.

The Medium Density Low-Rise area is intended to allow for a low-rise built form which provides for a modest increase in density while not being out of context with the existing character of the area. This area allows for low-rise residential developments including townhouses and apartments. There are many policies within this plan that will apply at the development permit stage.

The North Hill ARP identifies the site directly east of the subject site as Medium Density Mid-Rise, with a maximum height of 16 metres. Therefore, the proposed Medium Density Low-Rise area provides a reasonable transition from the Low Density Rowhouse sites on the west, to the Medium Density Mid-Rise site on the east.

The *North Hill ARP* is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019.

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Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to six dwelling units will make more efficient use of existing infrastructure and services.

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 amendments do not trigger capital infrastructure investment and 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 is in keeping with applicable policies of the *North Hill Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed M-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density 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 Submission
2. Community Meeting Report
3. Proposed Amendments to the North Hill Area Redevelopment Plan