

**POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
NORTH OF 24 AVENUE NW AND WEST OF 17A STREET NW
BYLAWS 6P2018 AND 42D2018**

MAP 29C

EXECUTIVE SUMMARY

This application proposes to redesignate one parcel of land located at 2507 – 17A Street NW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for future redevelopment. An amendment to the Capitol Hill portion of the North Hill Area Redevelopment Plan is required to accommodate the proposed land use redesignation.

Administration is reviewing an associated Development Permit (DP2016-4874) application for a comprehensive redevelopment of this parcel and the parcel immediately to the south which proposes 7 dwelling units with 7 secondary suites (two-storey semi-detached dwelling with secondary suites and two-storey, 5-unit rowhouse building with secondary suites).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 December 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 6P2018 and 42D2018; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 6P2018.
3. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2507 – 17A Street NW (Plan 6310AK, Block 3, Lots 2 to 4) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 42D2018.

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REASON(S) FOR RECOMMENDATION:

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 is intended for parcels located near or directly adjacent to low density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

In this case, the proposed redesignation is intended to allow for comprehensive redevelopment of the subject site together with an adjacent property to the south forming an R-CG site with approximately 100 feet of frontage along 17A Street NW.

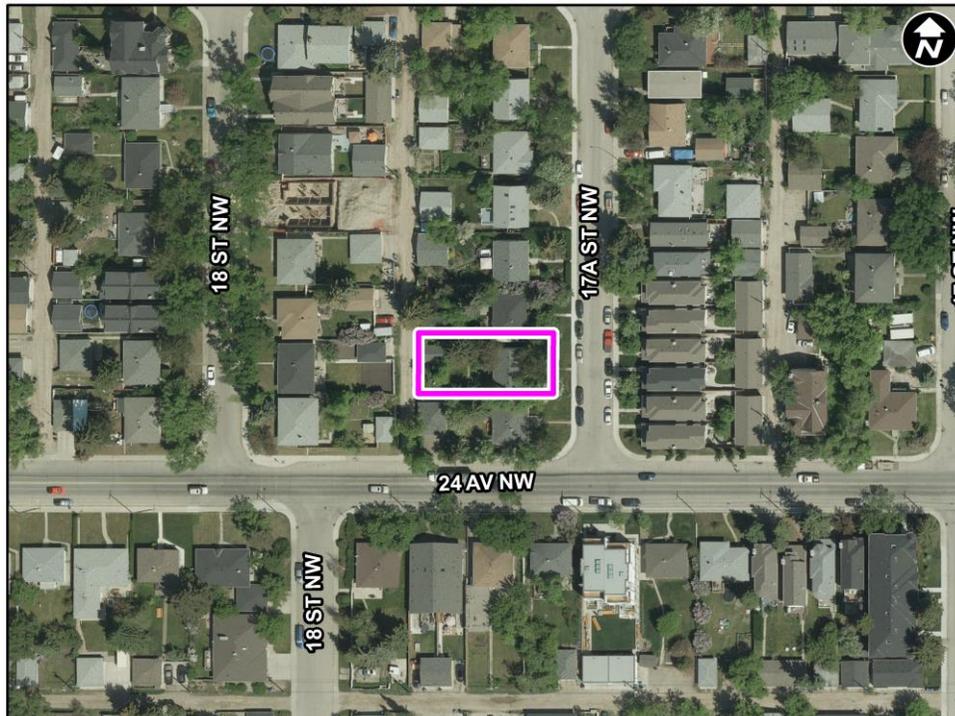
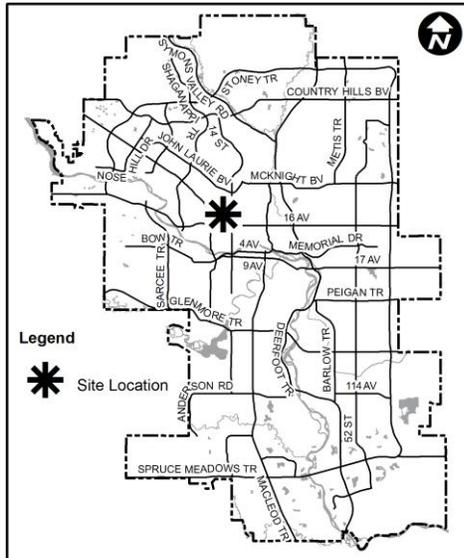
ATTACHMENTS

1. Proposed Bylaw 6P2018
2. Proposed Bylaw 42D2018
3. Public Submissions
4. Subsequent Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (APPENDIX II).

Moved by: J. Scott
Absent: L. Juan

Carried: 7 – 1
Opposed: D. Leighton

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2507 – 17A Street NW (Plan 6310AK, Block 3, Lots 2 to 4) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Moved by: J. Scott
Absent: L. Juan

Carried: 7 – 1
Opposed: D. Leighton

Reasons for Opposition for Mr. Leighton:

- I opposed this application because it fails to meet the majority of the “Location Criteria for Multi-Residential Infill”.

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Applicant:

Gravity Architecture

Landowner:

Don King

PLANNING EVALUATION

SITE CONTEXT

The parcel is located in the community of Capitol Hill and is approximately 0.05 hectares in size with approximate dimensions of 14 by 35 metres. A rear lane exists to the west of the site. The property is currently developed with a one-storey single detached dwelling and a single-car garage accessed from the rear lane. Surrounding development is characterized by a mix of single and semi-detached homes. With the exception of R-CG land uses along 24 Avenue NW, the predominant land use in this area is R-C2.

The community of Capitol Hill has seen population growth over the last several years reaching its population peak in 2016. In 2017, the community lost approximately 100 residents.

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%

LAND USE DISTRICTS

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to three (3) dwelling units on the subject site. The R-CG designation 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 against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

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As noted, the proposed redesignation is intended to accommodate a comprehensive redevelopment of the subject parcel (2507 - 17A Street NW) and the parcel located immediately to the south (2503 - 17A Street NW) that was redesignated to R-CG as part of a comprehensive City-initiated redesignation application approved by Council in 2017 July 31. It should be noted that Council's potential approval of the subject redesignation application does not guarantee that the intended comprehensive redevelopment will materialize.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009 – statutory)

The subject parcels are located within the Developed - Inner City - Residential Area of 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 development form that may be sensitive to existing low-density residential development in terms of height, built-form, and density.

North Hill Area Redevelopment Plan (2000 – statutory)

The subject parcel is located within the Low Density Residential Area on Map 4 of the North Hill ARP. The Low Density Residential Area is intended to accommodate primarily single and semi-detached housing. To accommodate this proposal, minor map amendments are required to Maps 4 and 5 of the ARP to identify the subject parcel as Low Density Residential Rowhouse with a maximum building height of 11 metres (APPENDIX II). The proposed amendments to the Capitol Hill portion of the North Hill ARP are deemed appropriate as the proposed R-CG District:

- is a low density residential district;
- facilitates integration of grade-oriented housing within established communities over time; and
- accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

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Location Criteria for Multi-Residential Infill

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill were amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments. The proposal generally aligns with the guidelines. The following chart provides an evaluation summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	EVALUATION
1. On a corner parcel	No, but the site is intended to be comprehensively developed with the site located to the south which is located on a corner
2. Within 400 metres of a transit stop	Yes, there are bus stops approximately 200 metres of the site on 19 Street NW
3. Within 600 metres of an existing or planned primary transit stop	No
4. On a collector or higher standard roadway on at least one frontage	No, but the site is intended to be comprehensively developed with the site to the south which is located on 24 Avenue NW which is a collector road.
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes, the site to the south is designated R-CG
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application or the associated Development Permit application. The subject site is located approximately 200 metres from transit stops for several bus routes on 19 Street NW. Vehicular access is available from the existing rear lane.

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UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of both parcels 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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association was circulated, but provided no formal comments in response to this proposal with the intent to remain neutral.

Citizen Comments

In addition to a petition submitted against the proposed redesignation and development signed by 259 residents (24 of which did not include a mailing address), 16 letters have been submitted including the following concerns:

- Policy (Area Redevelopment Plan) related comments:
 - The applicable and new policies of the North Hill Area Redevelopment Plan shall be respected.

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- It is a dishonest tactic to allow for additional R-CG lots in this area following City-initiated community consultation and comprehensive upzonings along 24 Avenue NW.
- There are many R-CG lots in the community that are underdeveloped.
- Aside from the corner lots, the rest of the block should remain R-C2.
- Significant increase in density is expected as a result of the City initiated rezonings.
- Parking related comments:
 - Lack of proposed parking to accommodate the proposed development (7 stalls for 14 units).
 - Households typically have two cars or more.
 - There is no capacity on 17A Street NW for on-street parking.
 - Already unable to park in front of our homes and charge cars during winter.
 - Each unit should have a parking stall.
- Development related comments:
 - The existing neighbourhood is nice and quiet. It may become crowded and dirty as more people move in.
 - The proposed development will result in a chaotic side-street orientation, uneven setback and weird wraparound along 17A Street NW which will be highly unappealing.
 - Large frontage/setback should be provided along 17A Street NW to allow a better visibility and improve safety.
 - Loss of privacy without any shielding that will impact adjacent parcels.
- Miscellaneous comments:
 - The Capitol Hill school has no additional capacity.
 - Loss of trees on the site.

In addition, Administration has also received one letter of support and one letter expressing concerns about the manner in which signatures for the submitted petition were being collected:

- Petition related:
 - The petition was being passed around by people who are misinformed about the ARP, land use bylaw and even the boundaries of their community.
 - Anyone who did not previously have an opinion on the proposed land use change would not have been able to form an educated opinion by talking with those individuals.
 - Tactics of fear and intimidation were used in attempt to obtain my signature.
- Letter of support:

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- The proposal will create a legible urban edge along 24 Avenue NW.
- The proposed rezoning will provide for right-sized, affordable, inner-city housing choices in proximity to amenity and transit while respecting the existing character of the community.

Public Meetings

Administration was invited to a community meeting held by the Capitol Hill Planning Committee to provide supplementary information about this proposal and the associated review process on 2017 May 03.

The Applicant held a public information session at the Capitol Hill Community Association on 2017 October 30. Members of Administration were present to provide clarification on the proposal and process related questions.

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APPENDIX I

APPLICANT'S SUBMISSION

GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

Friday, December 1, 2017

Martin Beck, Senior Planner
The City of Calgary
Planning and Building Approvals
PO Box 2100, Station M (#8108)
Calgary, Alberta T2P 2M5

Attn: Martin Beck, Planning File Manager

**Re: Land Use Redesignation from R-C2 to R-CG
2507 17 A Street NW**

Applicant's Planning Analysis

Design Intent and Context

The subject parcel is located in the community of Capitol Hill. On this site, and the site to the south (2503 17a ST NW), we are proposing the development of a five-unit Rowhouse Building, and one Rowhouse extension Building. Front doors are facing 24 Ave NW and 17A Street NW with vehicular access from the adjacent lane. A mix of surface and garage parking would be provided.

The current land use designation is R-C2 (Residential - Contextual One / Two Dwelling District which allows for Duplex, Single and Semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

Adjacent Parcel (2503 17a ST NW)

Following amendments to the the Capitol Hill portion of the North Hill ARP being adopted by City Council on March 7, 2016, the parcel to the south (2503 17a ST NW) has been included in a City-initiated Land Use Re-designation project. Therefore, at the beginning of 2017, City staff initiated an application to re-designate this parcel (and many other Capital Hill R-C2 parcels) to an R-CG land use designation.

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:

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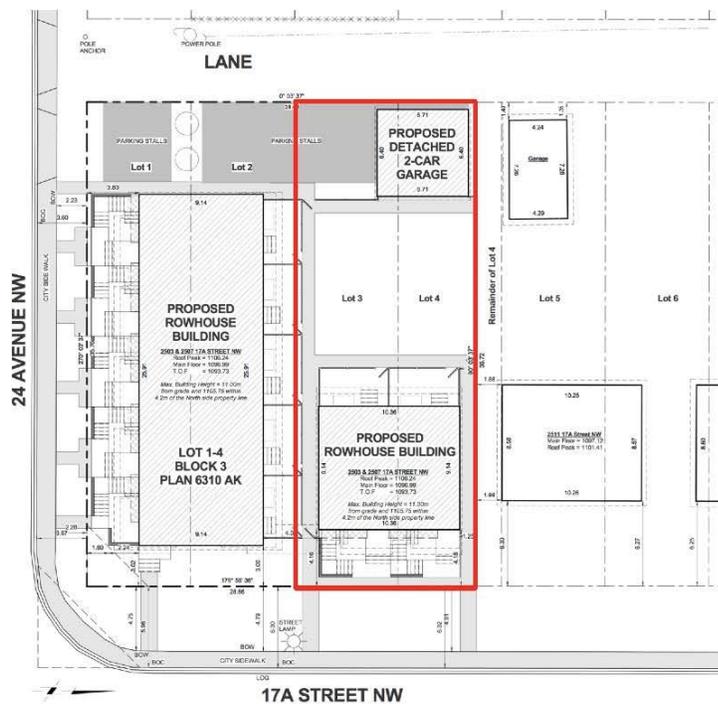
GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

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.

On this neighbouring site, we are proposing a five-unit Rowhouse Building with four main entry doors facing south to 24th AV NW and one main entry door facing east to 17a ST NW. We believe that this is exactly the type of development envisioned when the North Hill ARP was revised to incorporate Rowhouse development. This can be seen on the following Figure 1, 2, & 3.

FIGURE 1: Plan View of Block Layout



2 Block Plan
1 : 200

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FIGURE 2: Aerial View of Block Layout



FIGURE 3: Streetscape View from 17A ST



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Subject Parcel (2507 17a ST NW)

On the subject parcel, we are proposing a two-unit attached rowhouse building with both main entry doors facing east to 17a ST NW. To support this proposed development, the subject parcel must also be redesignated from R-C2 to R-CG.

Without this redesignation, the proposed Rowhouse Building on the southern site would only allow for a Single-detached dwelling on the subject site. For economic reasons, this Single-detached building would have to be as large as possible. We believe that while this would be permitted by the Land Use Bylaw, it may be of an undesirably large size relative to the existing context to the north. We would like to avoid this scenario.

The attached rowhouse building that we have proposed achieves the requisite economic objectives, but is also of a more appropriate scale to the existing context. These proposed units are only two stories in height, are less deep than the existing bungalow to the north, and do not present any overlooking concerns.

The redesignation of both 2503 and 2507 17a ST NW is similar to the scale of redesignation that the City is proposing for 1800 and 1802 24 AV NW.

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

- The site is only five minutes' walk from École ST. Pius X School
- The site is only two block away from Canmore Park.
- The site is only five minutes' drive from North Hill Shopping Centre and other commercial uses on 16th Avenue NW.
- The site is less than five minutes' walk from transit Routes on 19 Street NW.

Policies (and Variations)

Municipal Development Plan (MDP)

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.

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 24 Avenue NW and 17A 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:

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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 rowhouse development is consistent with the local area plan in place for Capitol Hill which encourages a variety of housing types that accommodate different age groups, household types, and income levels.

Engagement

Gravity Architecture, with the help of the Capitol Hill Community Association, hosted an Open House on October 30th 2017 at the Capitol Hill Community Association. This Open House was well-attended. Representatives from Gravity Architecture, our client the Niklas Group, and members of the City of Calgary Planning Department attended to discuss the proposed Land-Use re-designation and Development Permit with interested residents. The key concern raised by the community is the increased traffic, congestion, and parked cars they perceive this project will bring to the surrounding streets. We indicated that our proposed project provides a total of 9 on-site parking stalls, 2 more than the bylaw minimum of 7. This seemed to satisfy some residents, but others indicated anything less than 2 per unit simply wasn't going to be enough. Interestingly, several residents admitted the lack of street parking was in part due to existing residents choosing to park on the street so they could use their garage for other uses. We feel that by exceeding our parking requirement, our project will have adequate parking.

Thanks for your consideration. If you need more information, please contact me at (403) 464 7721 or at trent@architecture.ca

Best regards,



Trent Letwiniuk
Principal
Gravity Architecture

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APPENDIX II

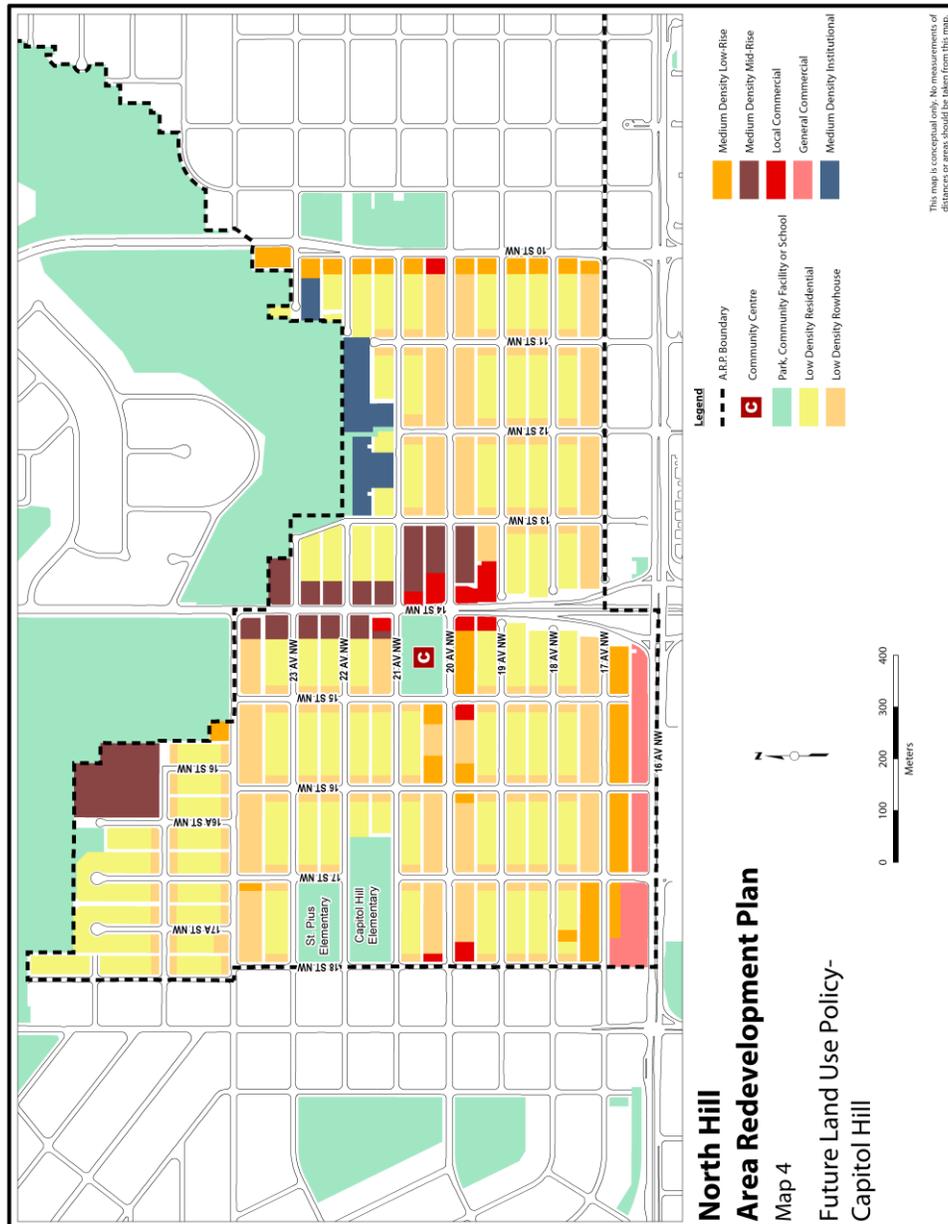
PROPOSED AMENDMENTS TO THE NORTH HILL AREA REDEVELOPMENT PLAN

1. Delete the existing Map 4 entitled "Future Land Use Policy – Capitol Hill" and insert the revised Map 4 entitled "Future Land Use Policy – Capitol Hill" (APPENDIX III).
2. Delete the existing Map 5 entitled "Maximum Building Heights – Capitol Hill" and insert the revised Map 5 entitled "Maximum Building Heights – Capitol Hill" (APPENDIX IV).

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APPENDIX III



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APPENDIX IV

