

**POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
14 STREET NW AND 21 AVENUE NW
BYLAWS 63P2017 AND 365D2017**

MAP 29C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.05 hectare parcel of land from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District to allow for commercial uses. The subject site consists of half of a single detached dwelling, with the half of the structure located on the subject site being used as a dwelling unit. The other half of the structure, located on the adjacent parcel to the east, consists of a photography studio. The adjacent parcel to the east is already designated C-N1. The landowner would like to expand the photography business such that it spans both halves of the structure, which requires a land use redesignation.

This application is generally in keeping with the policy direction provided in the North Hill Area Redevelopment Plan (ARP), but a minor map amendment to the Plan is necessary to facilitate approval of this application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 October 5
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 63P2017 and 365D2017; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and 2. Give three readings to the proposed Bylaw 63P2017. 3. ADOPT the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1504 - 21 Avenue NW (Plan 2864AF, Block 6, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District, in accordance with Administration's recommendation; and 4. Give three readings to the proposed Bylaw 365D2017. 	

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REASON(S) FOR RECOMMENDATION:

The proposed redesignation would allow for the expansion of an existing commercial use within a redeveloping community. The C-N1 District would allow for the existing commercial business to expand into the existing house, and would also allow for the development of a commercial building that is in keeping with the scale of the surrounding area, including the ability for dwelling units to be located above a commercial use. The proposed redesignation also would match that of the adjoining parcel to the east, setting the foundation for comprehensive redevelopment of both parcels in the future.

It is acknowledged that C-N1 may not be the most appropriate land use district for the long-term redevelopment of the site, as the site could likely accommodate higher intensity development in the long term. However, the conditions are not right for comprehensive redevelopment at this time and the C-N1 District is an appropriate land use now and into the near future for this site.

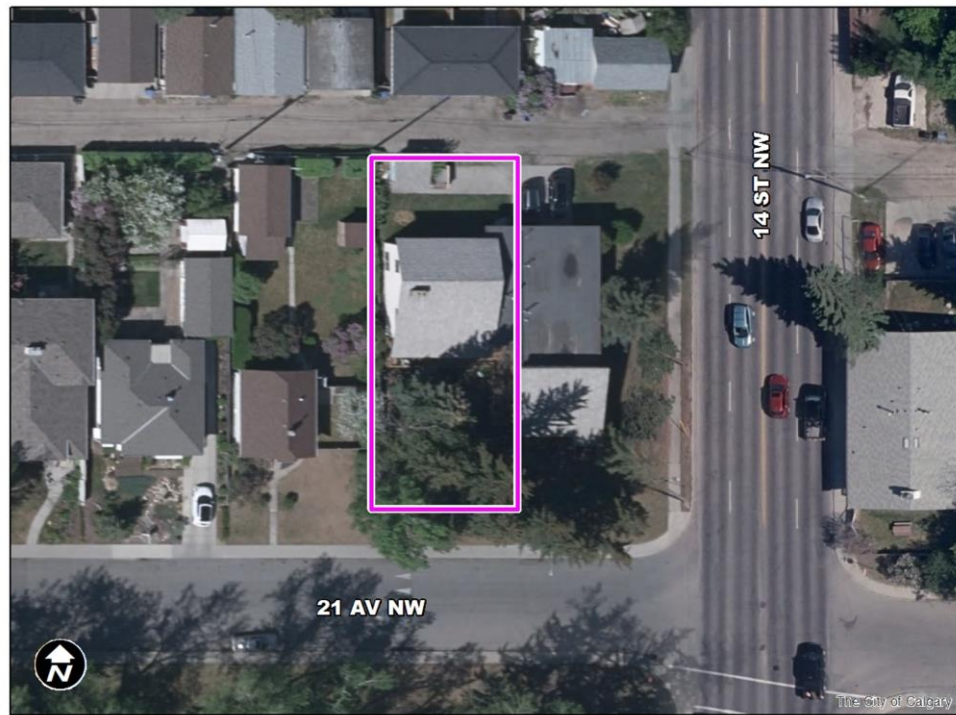
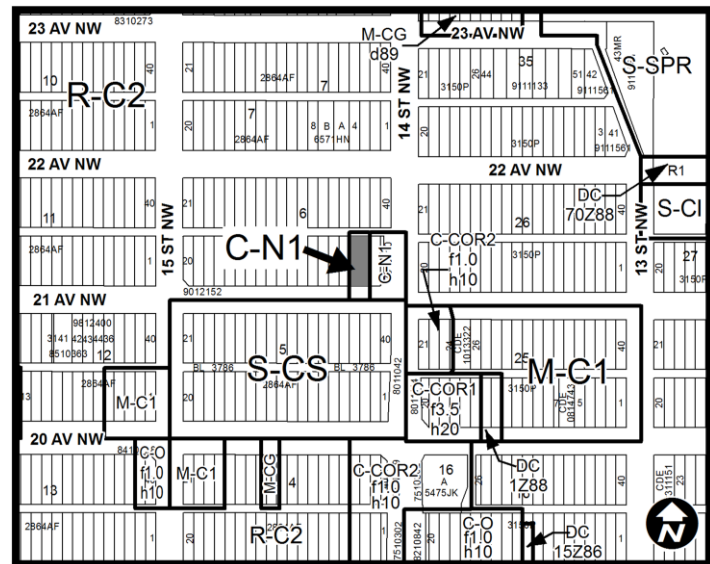
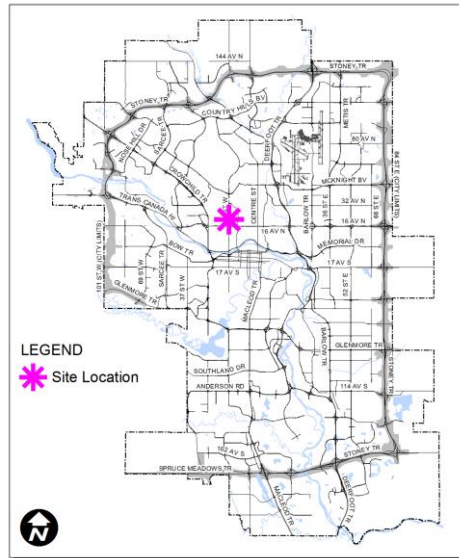
ATTACHMENTS

1. Proposed Bylaw 63P2017
2. Proposed Bylaw 365D2017

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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 amendment to the North Hill Area Redevelopment Plan (APPENDIX II).

Moved by: D. Leighton

Carried: 7 – 0

Absent: Ms. Juan left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1504 - 21 Avenue NW (Plan 2864AF, Block 6, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District.

Moved by: D. Leighton

Carried: 7 – 0

Absent: Ms. Juan left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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Applicant:

Scheffer Andrew

Landowner:

Sheila Arbour

PLANNING EVALUATION

SITE CONTEXT

The subject site is a rectangular parcel that is 15 metres wide and 36 metres deep. It is located one parcel in from 14 Street NW and has a rear lane. Redesignating this parcel to C-N1 would allow for commercial uses within the existing dwelling and for other commercial uses in the future.

Currently, the site is occupied by a single detached dwelling that spans the subject site and the parcel to the east. The house is divided by a party wall in the middle. East of the wall, on the eastern parcel, exists a photography studio that operates within the part of the structure that is designated C-N1. On the subject site, the R-C2 designation applies and a dwelling unit exists on this west side of the party wall. The applicant would like to expand the photography studio to span the entire structure (and remove the dwelling unit), which requires a land use redesignation.

Single detached and semi-detached dwellings are located west, north, and east of the parcel, with the Capitol Hill Community Association and associated park located to the south across 21 Avenue NW.

The Capitol Hill community peaked in population last year (2016), with a minor decline in population over the last year. Despite the minor decline, this information suggests that conditions within Capitol Hill are facilitating redevelopment.

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 C-N1 District is intended to accommodate small scale commercial developments with opportunities for dwelling units and buildings that are in keeping with the scale of adjacent residential areas. The C-N1 District allows for a maximum Floor Area Ratio of 1.0 and a maximum building height of 10 metres.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Inner City” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

North Hill Area Redevelopment Plan (2000)

The North Hill Area Redevelopment Plan (ARP) identifies the subject site as being part of the “medium density mid rise” policy area. This area is intended to accommodate higher density development (five to six storeys tall) in key locations. The ARP acknowledges that a limited range of support commercial uses may be allowed for sites on major streets or at significant intersections.

The subject site’s location adjacent to a major street indicates that the ARP would support commercial uses in this location. However, despite the conformity of the use to the ARP, the ARP envisions a more intense form of development for this site. The ARP envisions medium density development, 16 metres in height, for this location and the proposed C-N1 District would only allow for 10 metres in height.

The proposed redesignation requires an amendment to the ARP to change the land use category of the subject site on Map 4: Future Land Use Policy – Capitol Hill from “Medium Density Mid-Rise” to “Local Commercial” as the “Local Commercial” category better reflects the applicant’s intent with this application.

TRANSPORTATION NETWORKS

21 Avenue NW is classified as a “residential street” and 4 Street NW is classified as a “Neighbourhood Boulevard.” Parking on the street is regulated by the parking permit system. A bus stop is located 50 metres from the site along 14 Street NW.

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UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional development without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No particular environmental sustainability features are associated with this application. However, the application proposes to expand a commercial use within a developed area, which generally contributes to environmental goals associated with walkability and proximity to amenities.

GROWTH MANAGEMENT

The proposed amendment(s) 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 provided a letter of support for the application (APPENDIX III), indicating that they are supportive of the proposal in general and want to see commercial development in the future on the site so long as residential uses are located above.

Citizen Comments

No comments or inquiries were made by citizens.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION



EDMONTON • CALGARY • MEDICINE HAT • COLD LAKE

Suite 305, Macleod Place 1
5920 Macleod Trail SW
Calgary, AB T2H 0K2
Phone 403.244.9710
Fax 403.228.9656

June 27, 2017

File No.: 148001 1.4

City of Calgary

RE: Proposed Redesignation of 1504 21 Avenue NW

This letter provides the planning rationale for the redesignation 1504 21st Avenue NW from R-C2 to Neighbourhood Commercial, C-N1 but no immediate change to the existing buildings or uses. The land is comprised of Lot 3 and Lot 4, Block 6, Plan 2864AF which each have a frontage of 7.62m and a depth of 36.58m.

The adjacent lands to the east, Lots 1 and 2 are also owned by the owner and are designated as Neighbourhood Commercial, C-N1. Lots 1 and 2 have been used as a family photography business for tens of years, and lots 3 and 4 have been used as a family residence attached to the photography business. The home and the business building are connected and jointly span across lots 1,2,3, and 4. The lands to the north, and west of the site are designated as R-C2 and the lands to the south across 21 Avenue are designated as S-CS as part of the Capitol Hill Community Association.

On the east side of 14th Street, south of 21st Avenue, and on the east and west sides south of 20th Avenue, the land is designated as C-COR1 and C-COR2.

Location

The site is located in North-West Calgary, adjacent to 14th Street which is a major road and provides a direct north-south route to and from downtown Calgary. The site is located on 21st Avenue which is a local road, but which is one block north of 20th Avenue which is an east-west collector road.

Topography

The site is generally flat with split drainage to the front and back of the lot. The site grading is not proposed to be changed.

Proposed Uses

The land is currently designated as R-C2 and is proposed to be re-designated to C-N1. The owner's intent is to leave the existing structures in place. It is acknowledged that sale or redevelopment of the lot could take place in the future in accordance with the Land Use Bylaw after the proposed redesignation.

Planning Status and Issues

The following is a detailed assessment of the proposed development with regards to the relevant Statutory Plan and any relevant Local Plans:

- Municipal Development Plan :
 - General conformity
- North Hill Area Redevelopment Plan :
 - Map 4 shows the Future Land Use Policy for the lands and the lands to the north and east across 14th Street as "Medium density mid-rise".



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- Map 4 shows the lands to the west as "Low density rowhouse".
- Medium density mid-rise is described as 5-6 storeys in key locations, such as along main streets. Map 5 shows a maximum building height of 16m for the site.
- New development within the Medium Density Mid-Rise area should be limited to medium density multi-residential developments and includes townhouses, apartments, and live/work units.
- *"A limited range of support commercial uses may be allowed for sites on major streets or at significant intersections."*
- Setbacks
 - The existing structures appear to comply with the existing setbacks defined for the R-C2 designation.
 - The existing structures which are intended to stay in place do not comply with the minimum 3.0m side yard setback which is defined within the proposed C-N1 designation when facing residential. Future site re-development would be required to comply with the Land Use Bylaw or to obtain a relaxation.

Engineering Requirements

- **Transportation** – the existing business will remain in place and therefore no additional trips are expected to be generated in the short term.
- **Sanitary Sewer** – the existing structures will remain in place and therefore no additional sewage is expected to be generated in the short term.
- **Stormwater** – the existing structures will remain in place and therefore no additional runoff is expected to be generated in the short term.
- **Potable Water** – the existing structures will remain in place and therefore no additional water demand is expected to be generated in the short term.

Please review and consider this application for re-designation, and if you have any questions or concerns, please feel free to contact me.

Yours truly,

Scheffer Andrew Ltd.

David Collins
Senior Planner, Calgary
403-244-9710
d.collins@schefferandrew.com

Encl:

cc:

**CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2017 NOVEMBER 20**

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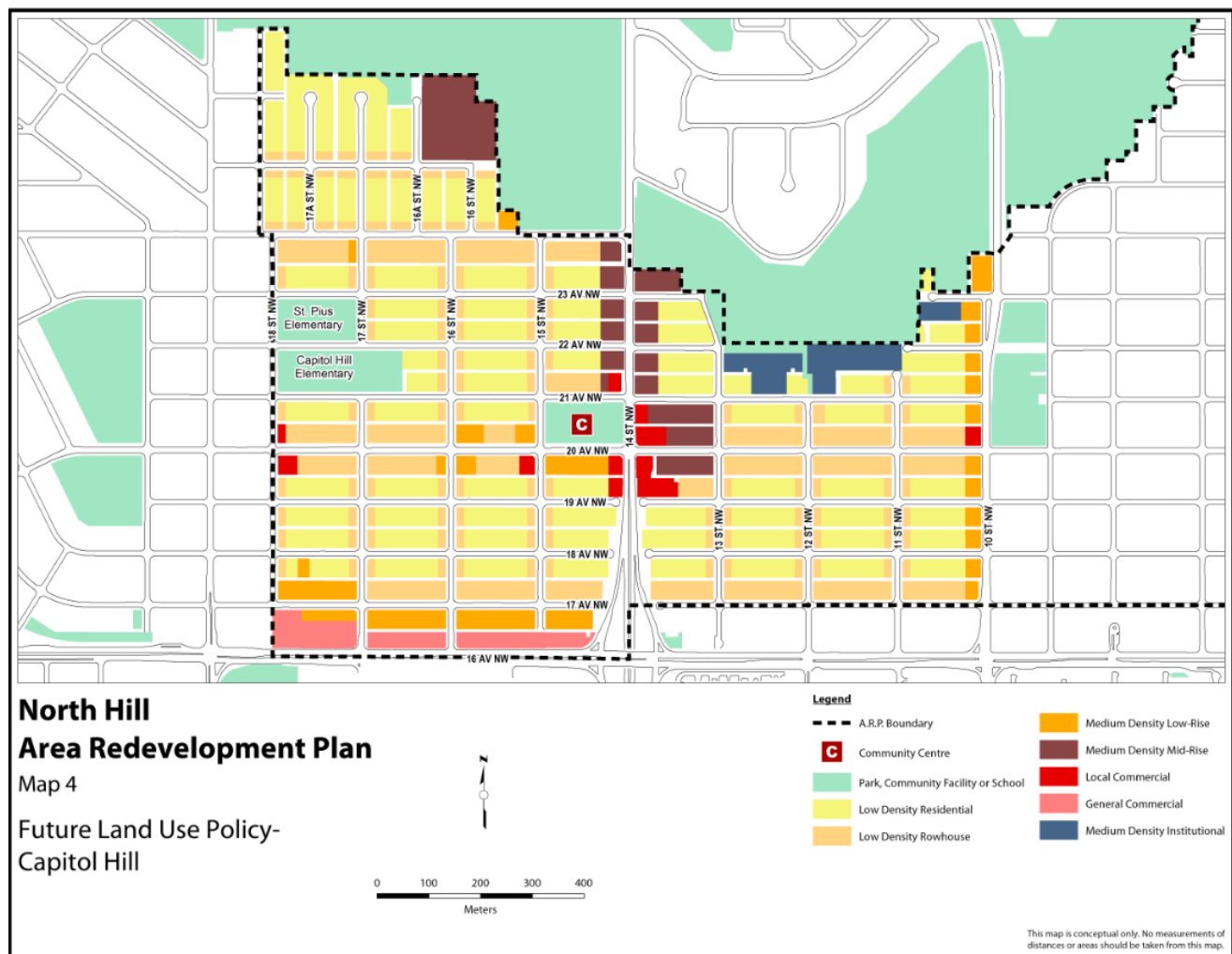
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APPENDIX II

AMENDMENTS TO THE NORTH HILL AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 4 entitled “Future Land Use Policy – Capitol Hill” and replace with the revised Map 4 entitled “Future Land Use Policy – Capitol Hill” as follows:



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APPENDIX III

LETTERS SUBMITTED

The Capitol Hill Community Association
1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.259.0859



June 8, 2017

Martin Beck Planner – Community Planning (North)
City of Calgary
Planning and Development
PO Box 2100 Station M
Calgary AB T2P 2M5
Email: martin.beck@calgary.ca

Dear Mr. Beck,

RE: 1502 21 Ave NW – Comments re: C-N1 Land Use Application

The Capitol Hill Community Association would like to provide comments to the proposed Land Use application for the property at 1502 21st Ave NW. The application is to allow for a commercial use to occupy the entire house at this address.

The Planning and Development Committee for the Capitol Hill Community Association is happy to support this application. Mr. Arbour has had a commercial use (Photography Studio) in the premises for some time; his intent is to allow a business (an investment banker) to occupy the entire house. As I understand the situation, the house is now zoned to allow for half of the square footage to be used for commercial and the other half is still residential; Mr. Arbour would like to have the entire house re-zoned to C-N1 to allow the business to legally occupy the entire house.

As discussed with Mr. Arbour, we would expect the City to determine that the parking strategy conforms to the C-N1 bylaw requirements. Our only other concern is future development on the site. The Community would insist that any future development on the site under the C-N1 land use would have commercial uses restricted to the main floor and only residential uses above. We would not be supportive of a development in the future that contained commercial uses on the upper floors as this would not be compatible with the multi-family residential developments that we hope to see along the 14th Street corridor.

We are happy Mr. Arbour contacted us and would like to see his application approved in a timely manner.

Thank you; call me if you have any questions (403) 973 0450.

Erin Shilliday – Architect AAA
Capitol Hill Community Association Planning Representative

cc: CHCA President and Development Committee
Druh Farrell, Ward 7 Councillor