

**LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
12 STREET NORTHWEST AND 19 AVENUE NORTHWEST
BYLAW 214D2017**

MAP 28C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate 0.06 hectares (0.15 acres) located at 1239 – 19 Avenue NW in the community of Capitol Hill from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

This application is in keeping with recent policy direction approved for the area and is supportable. No amendment to the North Hill Area Redevelopment Plan (ARP) is required to facilitate this land use redesignation.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 May 04

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 214D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1239 – 19 Avenue NW (Plan 3150P, Block 13, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 214D2017.

REASON(S) FOR RECOMMENDATION:

The proposed redesignation conforms to the intent and policy of the recently updated North Hill Area Redevelopment Plan (ARP) and to the Municipal Development Plan (MDP). Situated on a corner parcel, the site's location is ideal for residential intensification due to its close proximity to transit, regional destinations, and post-secondary institutions. Also, the land use designation proposed would result in development that would be compatible with existing development on adjacent parcels.

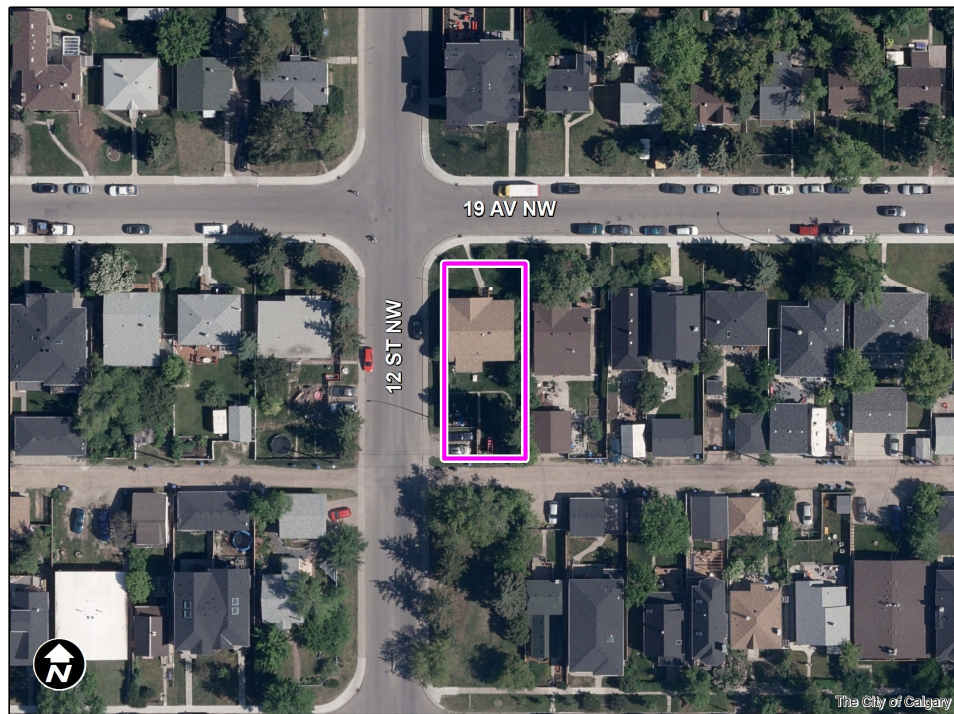
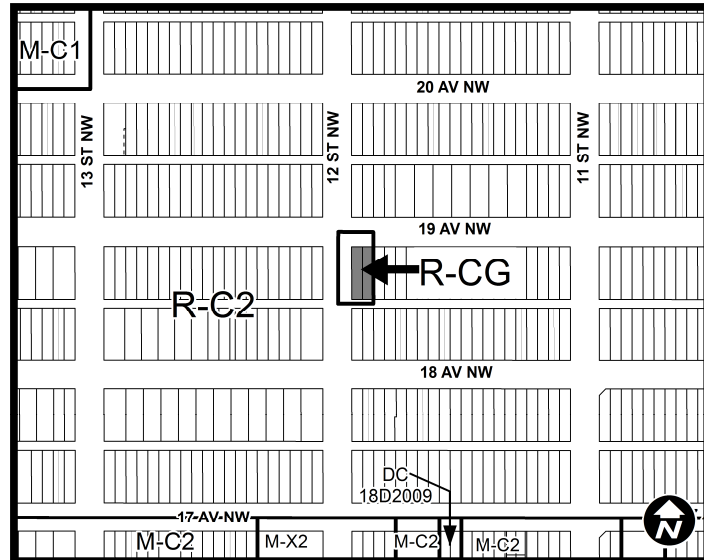
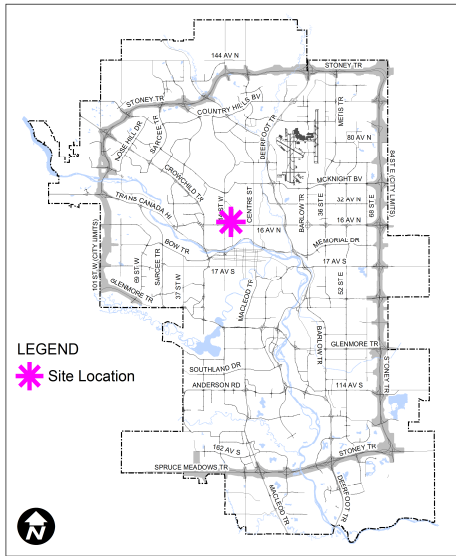
ATTACHMENT

1. Proposed Bylaw 214D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1239 – 19 Avenue NW (Plan 3150P, Block 13, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: L. Juan
Absent: R. Wright

Carried: 6 – 0

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Applicant:

Adev Ahluwalia

Landowner:

Christine Felber

PLANNING EVALUATION

SITE CONTEXT

The subject site is a 15 metre by 37 metre (50 feet by 120 feet) parcel located in the community of Capitol Hill. It is a corner parcel with a rear lane. Redesignating this parcel to R-CG will increase the number of allowable dwelling units from two units up to a maximum of four units.

All surrounding parcels are also designated R-C2, and contain a mix of single and semi-detached building types. However, City-initiated redesignations are in progress for properties one block to the north along 20 Avenue NW. These properties are being redesignated to R-CG as per Council direction associated with recent amendments to the North Hill ARP.

There are smaller commercial establishments nearby along 20 Avenue at 14 Street, 13 Street, and 10 Street NW. There are also larger commercial establishments nearby along 16 Avenue NW, and SAIT is located just four blocks to the south.

The subject parcel has a rear lane and is located on a corner, which makes the site ideal for R-CG-style development.

The population of Capitol Hill declined in the 1980s but has been increasing ever since. Its population peaked in 2016 (see table below). This suggests that Capitol Hill is a desirable and growing community.

| Capital Hill | |
|------------------------------------|-------|
| Peak Population Year | 2016 |
| Peak Population | 4,571 |
| 2016 Current Population | 4,571 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0% |

A substantial amount of infill activity has been taking place in the area, especially along 20 Avenue NW.

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LAND USE DISTRICTS

The R-CG District is intended to accommodate row-house development in established communities. The District includes rules intended to facilitate compatibility between the R-CG developments and surrounding low-density housing. The R-CG District requires all dwelling units to front onto the adjacent street.

LEGISLATION & POLICY

Several statutory documents guide development on the subject site and the most relevant policies are outlined below.

South Saskatchewan Regional Plan (2014)

The site is located within the “Calgary” 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)

The site is located within a “Residential Developed – Established Area” 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

The site falls under the purview of the North Hill ARP, which was most recently amended (including new policy for the site) in 2016. Therefore, the policy guidance found in the ARP is particularly current and relevant.

The subject site falls within the ‘Low Density Rowhouse’ policy area as identified on Map 4 of the ARP. According to the ARP (section 3.5.4), development within this policy area should be low density, grade-oriented residential development such as rowhouse buildings. This application aligns perfectly to the direction provided in the ARP.

TRANSPORTATION NETWORKS

The subject site is adjacent to a residential roadway with lane access. Parking on both sides of the property is restricted by permits. The subject site is approximately 800 metres from the SAIT LRT Station. It is also approximately 300 metres to bus route 19 stops (connecting to the

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University, SAIT, and Peter Lougheed Hospital) and 450 metres to routes 65 and 89, which connect to Market Mall, Downtown, Lions Parks and Beddington.

UTILITIES AND SERVICING

Water, sanitary and sewer services are available and can accommodate the potential additional dwelling units 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 sustainability features were noted as part of this application. However, the application does propose to increase density in an inner-city location, contributing to our goals of building a more compact city.

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 Community Association has indicated that it would like to remain neutral regarding the application.

Citizen Comments

Four letters of objection were received in response to the application. Concerns regarding the compatibility of rowhouses within the community, the potential lowering of property values, the availability of parking, and maintenance of the existing property were noted in these letters.

Public Meetings

No public meetings were held by the Applicant or by Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Re: Zoning change(RC2 to RCG) for 1239 19th Ave NW.

We are applying for a zoning change for our property (located at 1239 19th Ave NW) from RC2 to RCG for a number of reasons. The RCG designation increases the density of not just our parcel, but (as identified by the Capitol Hill Land Use Plan) for the community as well. Our property is located close to transit (both C-train (5 blocks away) and bus routes to downtown (2 blocks away) and 3 blocks from a proposed BRT route). Having a higher population reside closer to public transit is one of the goals laid out by the City's Transit Oriented Development philosophy. Further, our property is located close to public schools, SAP⁺, the U of C and NorthHill Shopping Centre. Having the ability to provide four family units on this property (instead of the currently allowed two) would be beneficial for the residents as well as being in alignment with the goals of the City.

We have owned this property for over 30 years and have become very fond of the community. Our goal is to re-build this property with a set of 4 row houses (as per the RCG zoning) and to ultimately reside there with 3 new neighbours.