

LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
14 STREET AND 20 AVENUE NW
BYLAW 44D2017

MAP 29C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate 0.05 hectares (0.12 acres) located at 1525 - 20 Avenue NW from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development.

This application is in keeping with recent policy approved in 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

In 2016, Council approved amendments to the North Hill Area Redevelopment Plan (ARP) and directed Administration to undertake land use redesignations for certain parcels within the area covered by the Plan. The Motion Arising below outlines the specific direction provided by Council.

MOTION ARISING, Moved by Councillor Farrell, Seconded by Councillor Carra, that with respect to Report CPC2016-045 Council direct Administration, following approval of the Amendments to the North Hill Area Redevelopment Plan, to undertake City-initiated Land Use Bylaw redesignations to R-CG for the appropriate sites along 17 Avenue NW, 20 Avenue NW, and 24 Avenue NW.

ADMINISTRATION RECOMMENDATION(S)

2016 December 01

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 44D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1525 – 20 Avenue NW (Plan 2864AF, Block 4, Lot 29 and Portion of Lots 28 and 30) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 44D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed redesignation conforms to the policy and intent of the recently updated ARP and to the Municipal Development Plan (MDP). It represents a modest increase of density along a corridor that is already slated for future City-initiated land use redesignations. The site's location is ideal for residential intensification due to its close proximity to transit, regional destinations, and location along a major east-west corridor. Also, the land use designation proposed is reasonable for the site and would ensure that the resulting development is compatible with existing development on adjacent parcels.

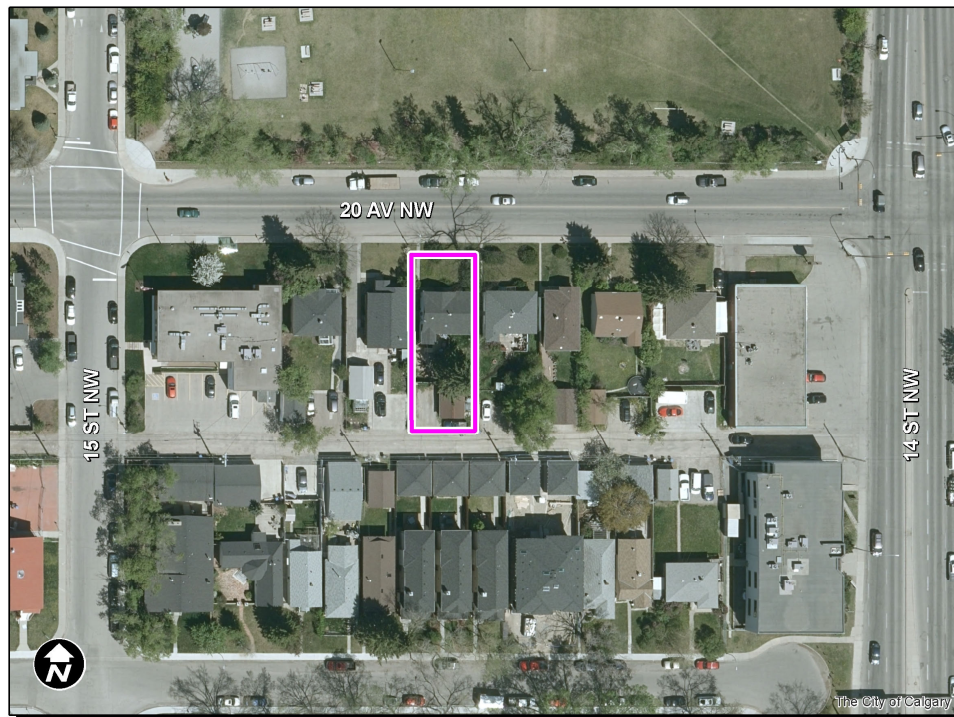
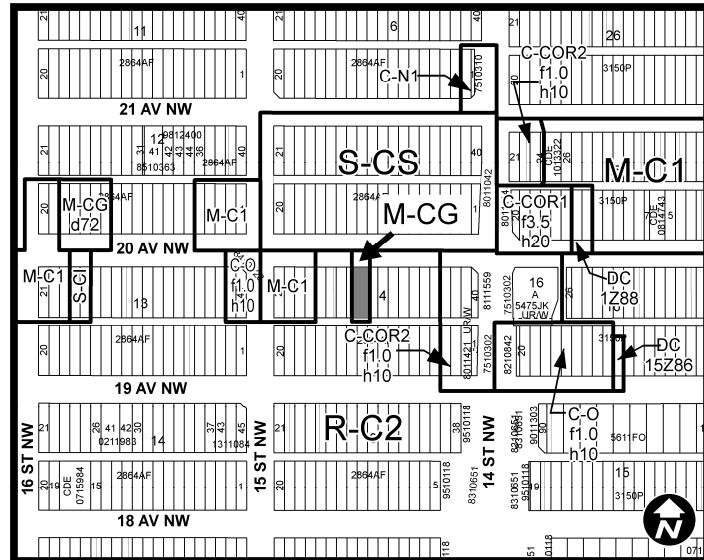
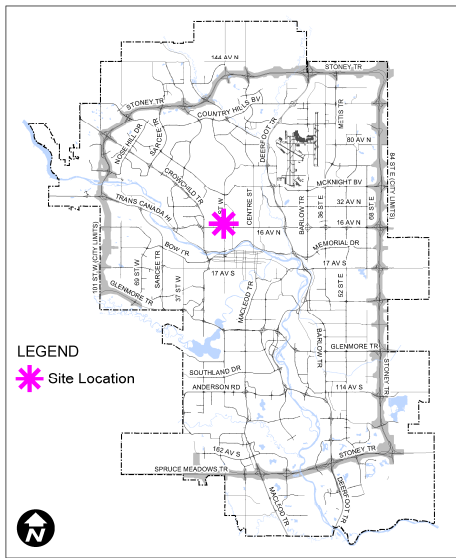
ATTACHMENT

1. Proposed Bylaw 44D2017
2. Public Submission

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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 0.05 hectares \pm (0.12 acres \pm) located at 1525 – 20 Avenue NW (Plan 2864AF, Block 4, Lot 29 and Portion of Lots 28 and 30) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Moved by: M. Tita
Absent: G.-C. Carra

Carried: 5 – 3
Opposed: R. Wright, M. Foht
and D. Leighton

Reasons for Approval from Mr. Friesen:

- I supported this Land Use but I certainly see the shortcomings of this development proposal. It would be much better to see more land consolidated into a larger parcel that would allow a more comprehensive development that would provide a greater number of units in a more elegant development. A narrow long lot like this will not be the best use of land. We can only react to the proposals we are given and refusing a development of this type would not necessarily lead to a better proposal in the near future so with noted reservations I support the Amendment.

Reasons for Opposition from Mr. Wright:

- While the long term objective and policy is laudable, spot zoning may indeed hinder redevelopment on this block. Given the width of 13.3 metres for this lot, it is difficult to see how the site can take advantage of the district.

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Applicant:

Inertia

Landowner:

James Joudrie
Nicole Joudrie

PLANNING EVALUATION

SITE CONTEXT

The subject site is a 13.3 metre x 37.0 metre (43.6 feet x 121.4 feet) parcel located in the community of Capitol Hill, just west the intersection of 14 Street NW and 20 Avenue NW. Located across from the subject site is the Capitol Hill Community Association building and Capitol Hill Park. The residential properties on the block consist mainly of original single-storey, single detached homes.

Various commercial uses are located in close proximity to the site. There is a commercial building located at the east end of site's block with retail services. At the west end of the block is a Royal Canadian Legion branch. Other notable considerations include the site's close proximity to major regional destinations, including SAIT and North Hill Mall, and to commercial establishments along 16 Avenue NW.

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.

Capitol 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 along 20 Avenue NW in this area in many forms, including new single-detached, semi-detached, townhouse, and low-rise apartment homes. This indicates that this is an area undergoing modest intensification and change.

LAND USE DISTRICTS

The proposed M-CG District would allow for up to five units on the parcel based on the district's maximum density provisions; however, based on parcel size limitations, a lower number of units is anticipated. The M-CG district is intended to accommodate grade-oriented multi-residential

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development in close proximity to low-density residential development and is appropriate for this site.

LEGISLATION & POLICY

Several statutory planning documents provide guidance for the subject site and the salient policies are outlined below.

North Hill Area Redevelopment Plan (ARP)

Development on the site is guided by 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 site is identified as being part of the ARP's "Medium Density Low-Rise" policy area on the ARP's "Future Land Use Policy" map. This policy area is intended to allow for medium density low-rise developments (three to four storeys in height) including townhouses and apartments. Further, the ARP states that redevelopment of individual parcels should demonstrate sensitivity with the neighbourhood context while encouraging innovation in design. According to the ARP, development on the site should not exceed a height of 12 metres.

This land use redesignation proposal is especially well-aligned to the policy direction in the ARP. It proposes a modest increase in residential density in a form that is compatible with the surrounding context and the proposed District has a maximum height of 12 metres.

The M-CG land use designation proposed will ensure a sensitive transition to adjacent, lower-density parcels and will have a maximum building height of 12 metres.

Municipal Development Plan (MDP) (2009):

The subject site is located within the Developed Residential Area - Established on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies. These policies include the Neighbourhood Infill and Redevelopment policies that encourage higher residential densities and redevelopment that is similar in scale and nature to adjacent development, and developments that increase the mix of housing choices in neighbourhoods.

South Saskatchewan Regional Plan (SSRP)

Administration's recommendation is aligned to the policy direction of the South Saskatchewan Regional Plan.

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TRANSPORTATION NETWORKS

The site is served by a robust transportation network. The site fronts on to 20 Avenue NW, an important east-west corridor, and the site has a rear lane for parking access. Parking is also available on 20 Avenue NW (for users with parking permits).

The site is also well served by public transit. Routes 65 (Market Mall – Downtown West), 89 (Lions Park), 404 (North Hill), and 414 (14 Street Crosstown) all stop within 100 metres of the subject site. Routes 65, 404 and 414 stop on the same block as the site, and Route 89 stops on 14 Street approximately 150 metres away.

UTILITIES & 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.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association (CA) does not support the application. The CA expressed concerns regarding the narrow frontage of the parcel (i.e., the parcel may not be wide enough to accommodate an M-CG product). The CA would prefer to see one of the following options:

- multiple continuous lots on this block be redesignated to M-CG;
- for the site to be redesignated to the R-CG district; or
- the site to accommodate stacked townhouses or live-work units under the M-CG district.

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Citizen Comments

Two citizens contacted the file manager and expressed concerns about parking, traffic, and upkeep of the existing property.

Public Meetings

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

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Capitol Hill and consists of 0.048ha. We are proposing a development with four stacked townhouses in two residential buildings with front door facing 20 Avenue NW and vehicular access from the rear lane. Parking would be provided at grade, but in an enclosed garage.

The current land use designation is (R-C2) Residential – Contextual one/two dwelling which allows for single detached or semidetached dwelling and a maximum height 10m. To support the proposed development, we are applying to change the designation from R-C2 to M-CG Multi-Residential – Contextual Grade Oriented District.

In addition, the site has specific attributes which make it ideal for an increase in intensity:

- The site is only a minute walk from transit routes on 14 Street NW and 20 Avenue NW
- The site is less than 10 minutes' walk from the Capitol Hill School.
- The site is less than 5 minutes' walk from local shopping and other commercial uses on 14th Street NW
- The site is 15 minutes' walk from the North Hill Centre on 16 AV NW.
- The site is less than 15 minutes' walk from the Southern Alberta Institute of Technology (SAIT) on 16 AV NW.

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APPENDIX II

COMMUNITY ASSOCIATION SUBMISSION

The Capitol Hill Community Association

1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859



October 14, 2016

Circulation Control
Planning, Development & Assessment #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
CPAG.Circ@calgary.ca

Attention: Jill Sonogo, File Manager
Email: jill.sonogo@calgary.ca

Dear Ms. Sonogo,

RE: Request for Comment on LOC2016-0237 (1525-20 Ave NW)

Capitol Hill Community Association (CHCA) is pleased to provide comment on Land Use Amendment application LOC2016-0237 at 1525-20 Ave NW. In general, we are not prepared to support the application in its current form.

Capitol Hill Community Association is generally in favour of increased density in our community, particularly along key corridors such as 20th Avenue. We consulted extensively on the Capitol Hill revisions to the North Hill Area Redevelopment Plan, and are in support of the general principles represented there. That plan dictated that the properties along the block in question be re-designated as medium density residential.

However, it is our opinion that in order to support an M-CG development at this density, we would need to see at least 75-100' of frontage (2-3 properties) in combination. We have several concerns about the proposed development on a single 50' lot:

1. The proposed arrangement with two separate residential buildings – with at least 75% of the rear building obscured directly behind the front building – has no precedent in our community and is not suitable for this street. It significantly impairs visibility of these properties to/from the street. The placement of the buildings compromises privacy for both the residents of this site and their neighbours, and increases shadowing in the adjacent backyards.
2. We have concerns about the accessibility for emergency services to the rear building, both from the north and the south. Although the lane behind this property is accessible from both 14th and 15th Streets, the side setbacks on the garage are so narrow that it would be difficult to access the rear building from the lane.
3. We do not feel that the proposed layout meets the intent of LUB section 557 (sentence 9c) "Common Amenity Space," which calls for minimum 50m² of contiguous area with no dimension less than 6 metres. The site plan shown indicates only +/-3m between the two residential buildings and between the rear building and the garage.
4. The building arrangement will make it difficult for the applicant to meet the landscaping and planting requirements for this density outlined in LUB section 552 (at least 5 trees and 10 shrubs).

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The Capitol Hill Community Association

1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859



Given this application only incorporates a single 50' wide property, we feel there are three alternate and more preferable scenarios:

1. Re-designating the lot to R-CG would allow for the construction of 3 attached rowhouse style units, each with direct frontage on the street. The addition of secondary basement suites or a backyard suite would allow the applicant to achieve their desired density while maintaining a more consistent built form with the rest of the street and community.
2. Re-designating the lot to M-CG, but using a stacked townhouse form that accommodates four units within a single building, each with direct visual access to/from the street.
3. Re-designating the lot to M-CG but in a Live Work form (a discretionary use within the M-CG district), in which 3 units could be accommodated, each with front doors directly accessing the city sidewalk. Given the adjacent commercial properties on the east and west corners of this block – and the position across from Capitol Hill park – we feel a low-impact commercial use could be successful here.

We are open to supporting a higher density use for this property but would like to discuss it with the applicant. While they have not approached the Community Association for consultation to date, we would invite them to a monthly meeting of our Planning and Development committee to have a discussion about a way to achieve the desired density while maintaining an appropriate building type for the street and community.

Sincerely,

Kerri Peyton
Member, Planning & Development Committee
Capitol Hill Community Association

cc: Erin Shilliday, CHCA Planning & Development Committee Chair
CHCA President
Druh Farrell, Ward 7 Councillor