

BYLAW NUMBER 12P2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE NORTH HILL AREA
REDEVELOPMENT PLAN BYLAW 7P99**

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "North Hill Area Redevelopment Plan Amendment Number 14 Bylaw."
2. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) In Section 1.0 Preface, after the second paragraph, add the following:

"In 2014, the Capitol Hill Community Association requested that the community be included in as part of an ongoing project to identify potential locations for modest redevelopment, consistent with the policies of the Municipal Development Plan. With community and stakeholder input and direction, amendments to the North Hill Area Redevelopment Plan were developed and new policies and guidelines for Capitol Hill were included in this ARP."
 - (b) Delete Map 2 entitled "Future Land Use Policy", and replace with revised Map 2, entitled "Future Land Use Policy – Mount Pleasant & Tuxedo", attached hereto as Schedule A.
 - (c) In Section 3.0 Residential, under subsection 3.1 Context, after the last paragraph, add the following:

"In 2014, the Capitol Hill Community Association requested that the community be included in as part of an ongoing project to identify potential locations for modest redevelopment, consistent with the policies of the Municipal Development Plan. With community and stakeholder input and direction, amendments to the North Hill Area Redevelopment Plan were developed. Section 3.0 of the ARP was separated such that section 3.3 and 3.4 contain policies that apply only to Mount Pleasant and Tuxedo and a new section 3.5 contains policies and guidelines that apply only to Capitol Hill."
 - (d) In Section 3.0 Residential, under subsection 3.3 Policies, under Policy 1., delete the word "three".

- (e) In Section 3.0 Residential, under 3.3 Policies, delete Policy 11. in its entirety, including the title “Engineering Department 2708 – 16A Street NW”.
- (f) In Section 3.0 Residential, delete the text “3.3 Policies” and replace with “3.3 Mount Pleasant & Tuxedo Policies”.
- (g) In Section 3.0 Residential, delete the text “3.4 Implementation” and replace with “3.4 Mount Pleasant & Tuxedo Implementation”.
- (h) Delete Map 3 entitled “Proposed Redesignation Sites”, and replace with revised Map 3, entitled “Proposed Redesignation Sites”, attached hereto as Schedule B.
- (i) In Section 3.0 Residential, under the subsection 3.4 Implementation, in Table 1, delete the entire row for the following sites. 4, 6, 12, 19, 49, 54, 60, 63, 70, and 71.
- (j) In Section 3.0 Residential, after subsection 3.4 Implementation, add a new Map 4 entitled “Future Land Use Policy – Capitol Hill”, attached hereto as Schedule C and renumber the subsequent maps accordingly.
- (k) In Section 3.0 Residential, add the following new subsection:

“3.5 Capitol Hill Policies

3.5.1 Land Use

1. Land use redesignations should be consistent with the general land use classifications identified on Map 4 Future Land Use Policy – Capitol Hill.
2. The Plan encourages the development of a diverse range of residential unit types and sizes to accommodate a broad demographic group, ranging from old to young and singles to families. Care should be given to the provision of various ground-oriented residential units to attract not only families with children but to provide senior citizens the opportunity to age in place.

Low Density Residential

The Low Density Residential area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.

3. The existing low density built form (single and semi-detached) should continue within this area.

Low Density Rowhouse

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.

4. 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.

Medium Density Low-Rise

The Medium Density Low-Rise area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area.

5. New development within this area should be limited to medium-density low-rise residential developments and includes townhouses, apartments, and live/work units.
6. Redevelopment of individual parcels should demonstrate sensitivity with the neighbourhood context through building scale and form while encouraging innovation in design.

Medium Density Mid-Rise Residential

The Medium Density Mid-Rise area is intended to accommodate higher density development (5-6 storeys) in key locations, such as along main streets, at significant intersections or on sites where there is an ability to provide a transition to lower density areas.

7. 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.
8. New low density residential development such as single detached and semi-detached dwelling units are strongly discouraged.
9. A limited range of support commercial uses may be allowed for sites on major streets or at significant intersections."

- (l) In Section 3.0 Residential, after subsection 3.5.1 Land Use, add a new Map 5 entitled "Maximum Building Heights – Capitol Hill, attached hereto as Schedule D and renumber the subsequent maps accordingly.
- (m) In Section 3.0 Residential, add the following new subsection:

"3.5.2 Built Form and Site Design

General Policies

1. New development should comply with the maximum building heights indicated on Map 5 Maximum Building Heights – Capitol Hill.
2. Units on the floor closest to grade should have individual and direct pedestrian access from a public sidewalk.

3. Building facades should be articulated to emphasize individual at grade units and unit entrances and should include features such as front doors, door bells, unit numbers as well as weather protection such as awnings and canopies.
4. Front yards with low fences, hedges or other design features should be provided for each ground floor residential unit in order to clearly define private amenity space from the public or semi-private environment.
5. Buildings located on corner parcels should treat both streets as frontages. This includes making the following provisions:
 - a. at-grade entries to residential units along both street frontages;
 - b. a high degree of massing and articulation along both street frontages; and
 - c. landscape treatments along both street frontages to encourage use by building residents; such landscaping could include private patios, planters or gardens.
6. New development should promote accessibility for all individuals, including people with disabilities and parents with strollers by ensuring:
 - a. the primary access to buildings is directly from the street at grade; and
 - b. new development is designed in accordance with The City's Access Design Guidelines.
7. All buildings should be finished with high quality, enduring materials. Glass should be transparent or tinted with a neutral colour.
8. Developments should include adequate security lighting for walkways, car parking areas and other areas used by the public.
9. Vehicle access should be provided from the lane where possible to encourage pedestrian friendly streets within the Plan area.
10. Where vehicular access is provided from the street, efforts should be made to minimize the presence of driveway crossings as well as vehicle access points (i.e. overhead doors).

Low Density Residential

11. For new development and renovations within the Low Density Residential area, the Development Authority should consider the Design Guidelines for Single-Detached, Duplexes and Semi-Detached Homes in Section 3.4 in the review of discretionary development permit applications.

Medium Density (Low Rise & Mid-Rise)

12. The City may relocate the engineering/street maintenance depot at 2708 - 16A Street NW when an alternative site becomes available. If redeveloped this site should generally have a transition in density and built form, with the lower density development on the perimeter and the higher density in the interior. The new housing should front onto the perimeter streets in a manner generally consistent with surrounding housing. The parking should, if

- possible, be located to the rear of the housing or underground. Front driveways are strongly discouraged.
13. For taller buildings (greater than 4 storeys) a shadow study may be required for the hours of 10:00 and 16:00 MDT on March 21 and September 21, to determine the shadow impacts on adjacent properties.
 14. Taller buildings should be designed and sited to limit visual and shadow impacts on any park spaces.
 15. In order to be sympathetic in scale and level of articulation to existing and potential development within the community, new multi-residential development should, within the first two storeys, stagger the principal front façade of one unit with the principal front façade of the adjacent units.
 16. All new residential units should be provided with private outdoor amenity space, either exclusive to an individual unit or as a common amenity available to all units within a development. Common amenity space may be provided at or above grade, within courtyards, behind façades, or on rooftops, terraces or as ground-level patios that may be completely or partially visible from the street or other buildings.
 17. For buildings with a frontage of over 60 metres in length along the street the overall mass of the building should be broken up with changes in width, height, and finishing materials along the facade. Building facades should not exceed 15 metres in length without a change in plane or material.
 18. New development is expected to be oriented towards the street and to support a pedestrian-friendly environment. Setbacks greater than 5 metres along the street frontage are strongly discouraged.
 19. Corner parcels at prominent locations are encouraged to redevelop as gateway-type buildings which have a high level of design and material quality.
 20. Where common building entries are provided, it is recommended that these be located on corners where possible.
 21. New development should locate the highest building heights along the street frontage. This is intended to create separation between taller buildings and adjacent lower density residential and minimize the impacts from shadowing and overlooking onto adjacent properties.
 22. Where a site shares a property line with a low density residential parcel, building massing and height should be reduced as proximity increases to the property line in order to minimize the impact of new development on the existing homes. Building heights should generally be no greater than 10-12 metres within 5-10 metres of the adjacent low density residential property line.
 23. Where possible, building massing and orientation should be designed to minimize impact to existing low density development. Rear setbacks greater than the required minimums are encouraged. In addition, soft landscaping should be used adjacent to the lanes and shared property lines. These

measures are intended to lessen the impact that multi-residential development may otherwise have on the existing low density development.

24. Where commercial uses are provided, buildings should have an exterior access facing a street for each commercial use located on the floor closest to grade, which should have a direct connection to a sidewalk.
 25. For commercial ground floor development, street front elevations should be highly permeable and transparent along the majority of the façade by providing doorway entrances to the street and allowing for pedestrian views directly into each business.
 26. The size of signage should be scaled and oriented to the pedestrian. Retail frontages are encouraged to employ blade signage. Signs that are scaled to automobile traffic are prohibited.”
- (n) In Section 4.0 Commercial Development, under subsection 4.2.3 Implementation – 16 Avenue, delete Policy 1.
- (o) In Section 4.0 Commercial Development, under subsection 4.3.2 Policies, add the following:
- “7. Sites within the local commercial areas of Capital Hill may be considered for greater height and density provided the development includes residential uses above the commercial uses and any increases in height and density are sensitive to and fit with the local context.”

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2016.

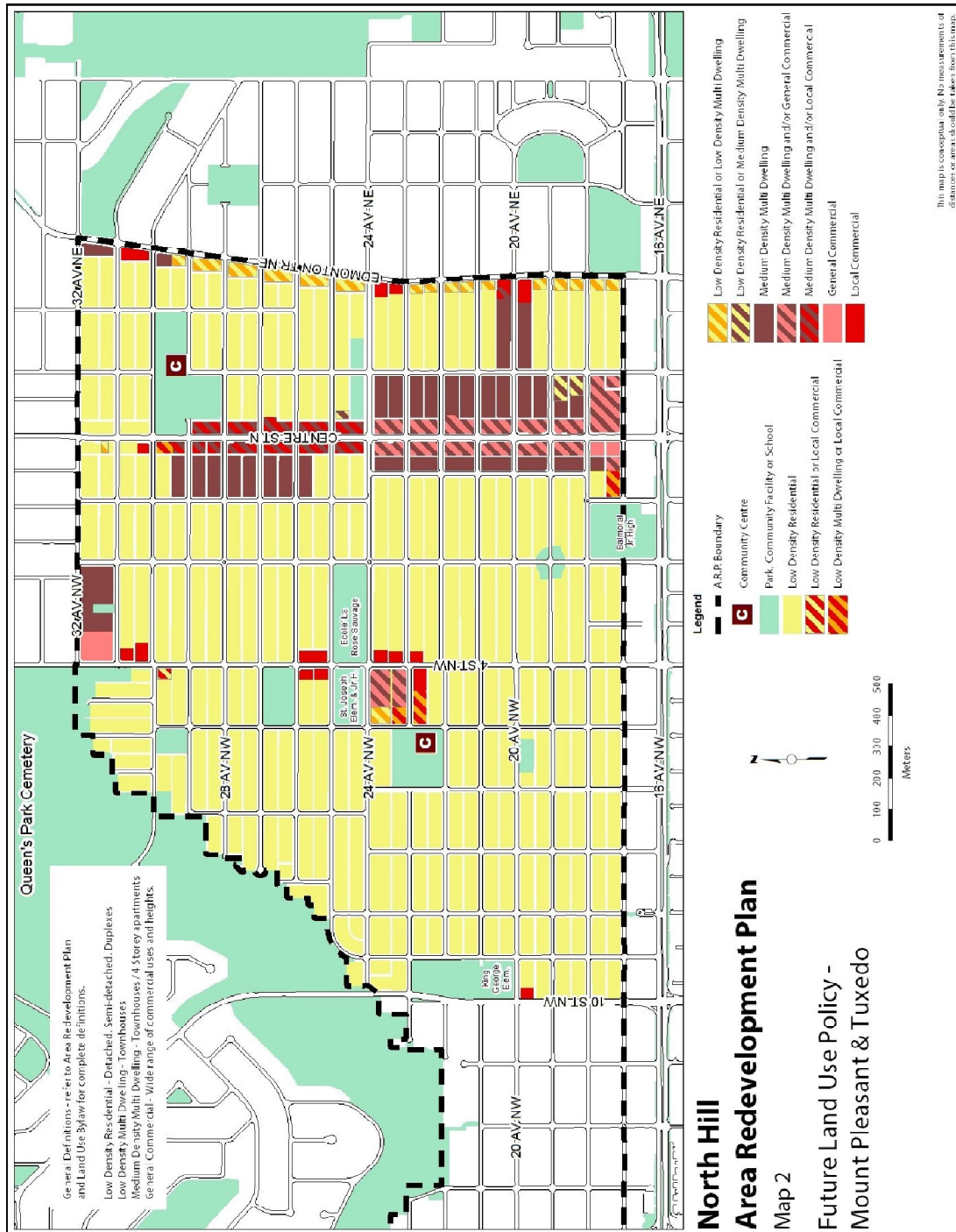
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME THIS ____ DAY OF _____, 2016.

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

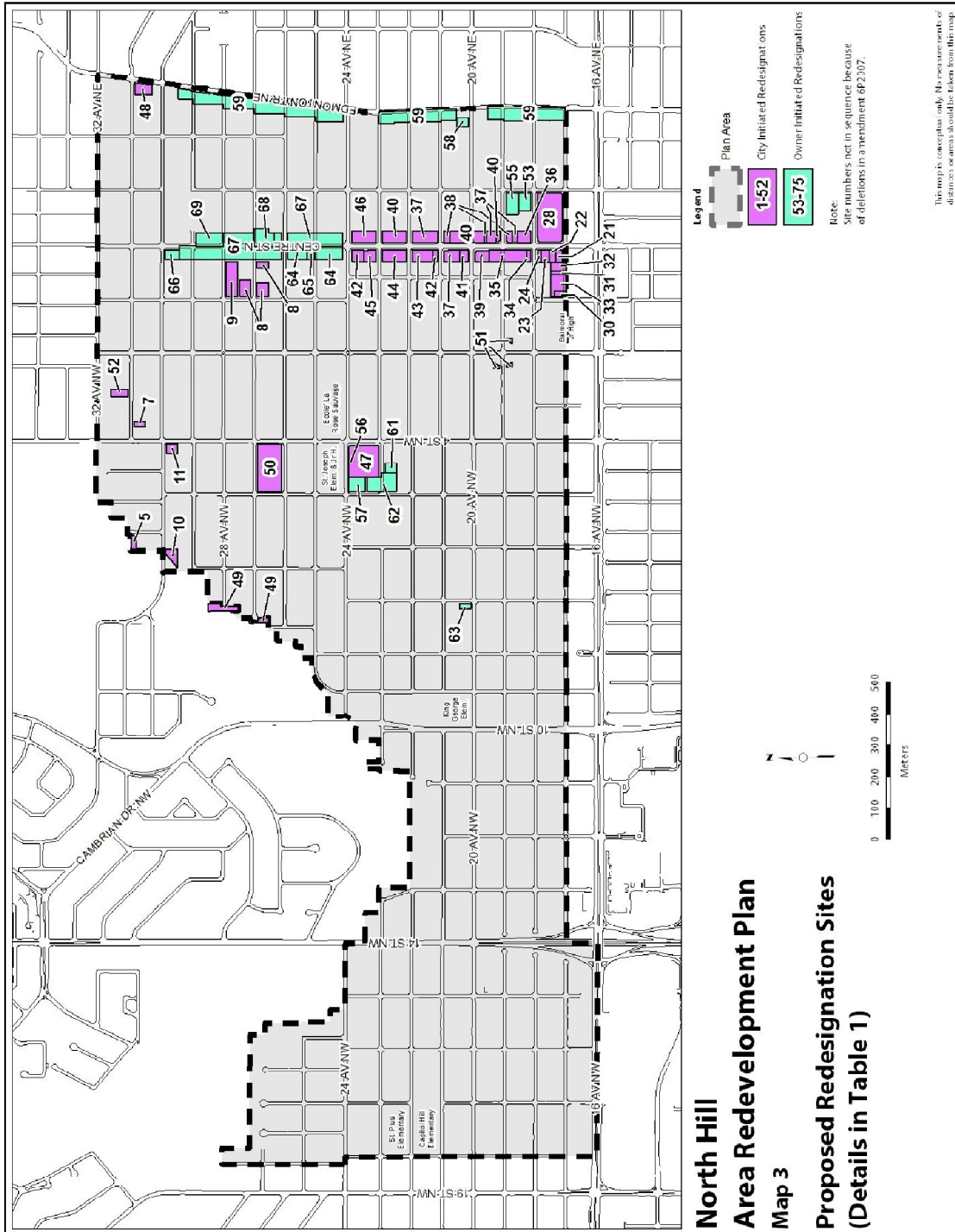
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

Schedule A



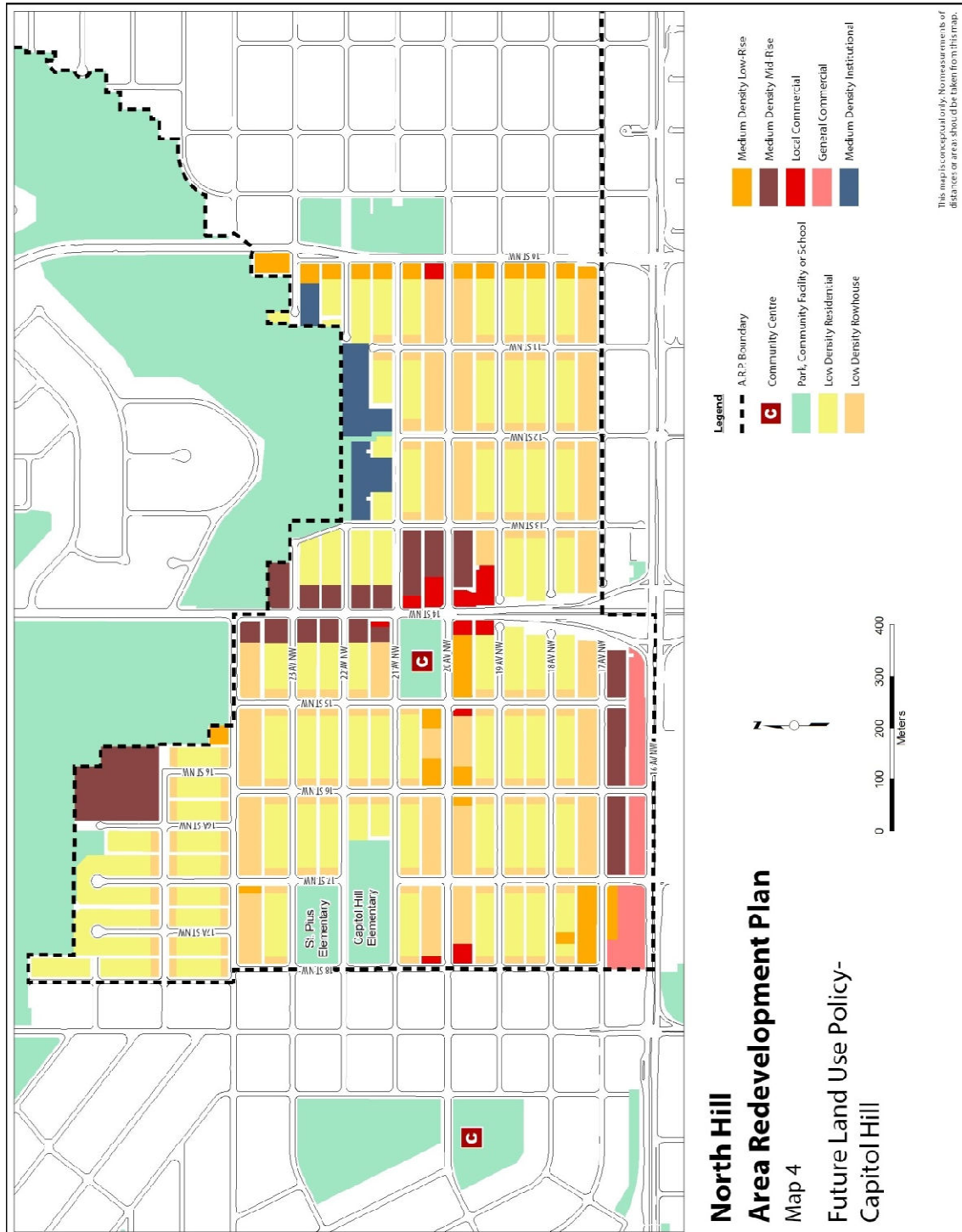
PROPOSED

Schedule B



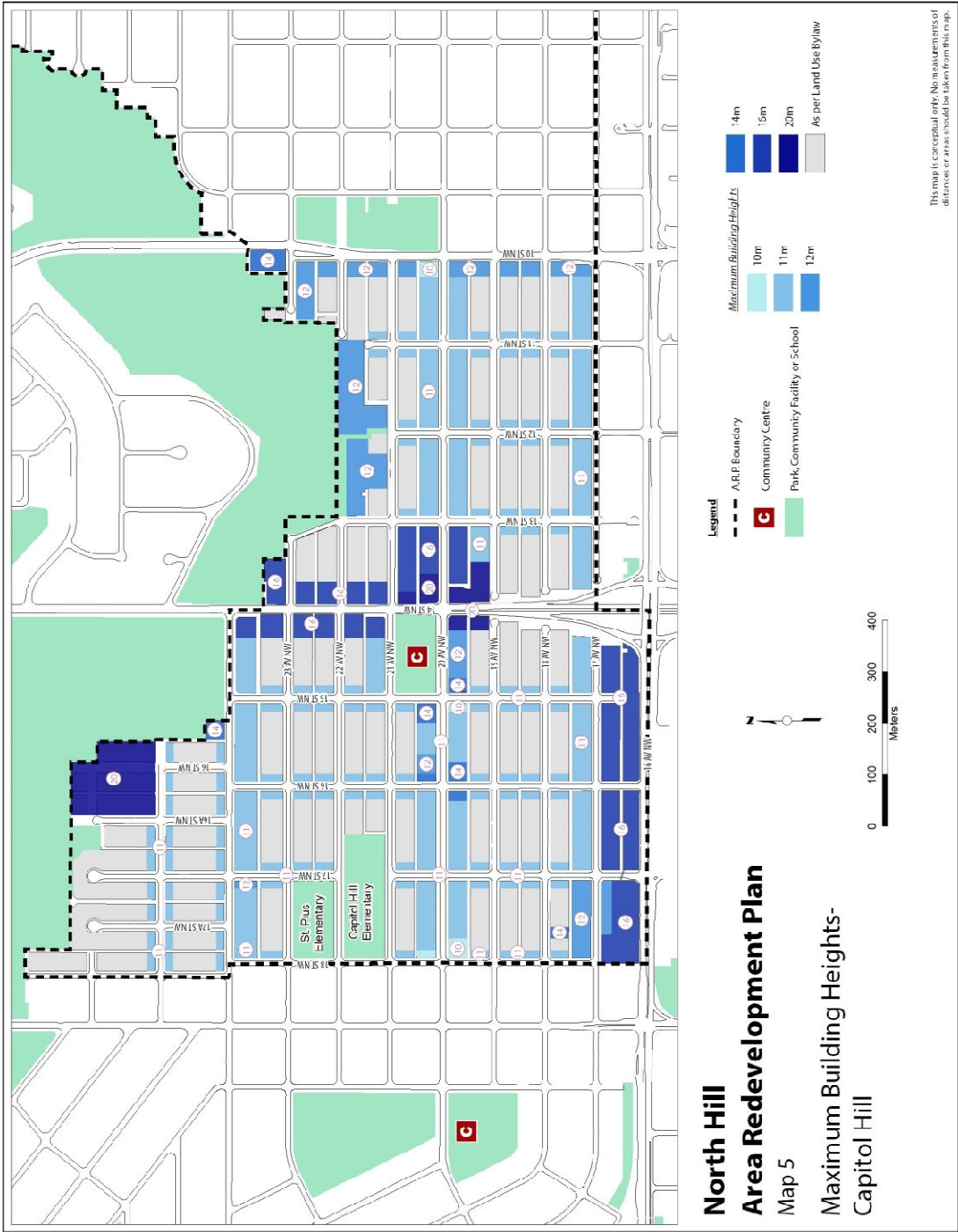
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Schedule C



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Schedule D



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