

LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
NORTH SIDE OF 24 AVENUE NW, NEAR 16 STREET NW
BYLAW 177D2015

MAP 29C

EXECUTIVE SUMMARY

The proposed redesignation of 1616 and 1618 - 24 Avenue NW (0.07 hectare) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District with a density modifier of 96 would accommodate up to 6 units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 September 10

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 177D2015; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 1616 and 1618 – 24 Avenue NW (Plan 0611527, Block B, Lots 33 and 34) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd96) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 177D2015.

REASON(S) FOR RECOMMENDATION:

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd96) District is an appropriate contextual fit for the community. The site currently houses a duplex and is adjacent to a fourplex development. It is a laned parcel at the edge of the community, backing onto the Confederation Park Golf Course. The density modifier provides a provision that allows a maximum of 6 units on this parcel.

The proposed district aligns with the North Hill Area Redevelopment Plan (ARP) for a medium density development.

The proposed district aligns with Municipal Development Plan (MDP) policies and general planning principles.

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On 2014 March 31, Council approved the “Location Criteria for Multi-Residential Infill” to assist with the evaluation of land use amendment applications to an Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – Contextual Medium Profile (M-C2) District. See APPENDIX II of this report. This application generally complies with these criteria.

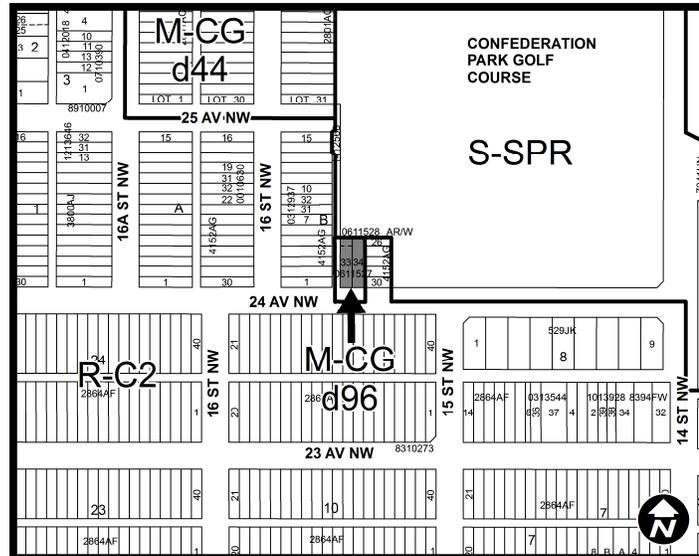
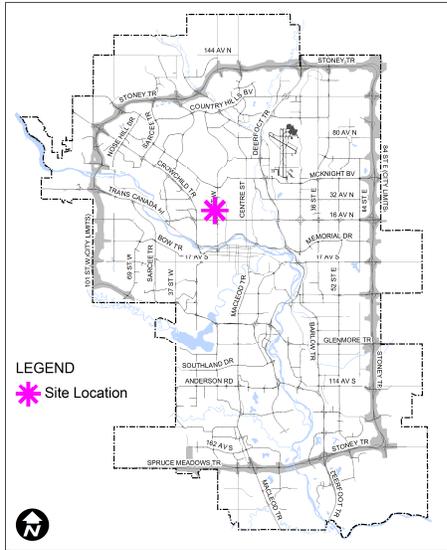
ATTACHMENT

1. Proposed Bylaw 177D2015
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 0.07 hectares \pm (0.16 acres \pm) located at 1616 and 1618 – 24 Avenue NW (Plan 0611527, Block B, Lots 33 and 34) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd96) District.

Moved by: G. Morrow
Absent: G.-C. Carra

Carried: 7 – 0

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Applicant:

Darren Polanski

Landowner:

Kenneth Dale Blatz

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located near the northern edge of Capitol Hill, along 24 Avenue NW. It is a laned parcel which backs onto the Confederation Park Golf Course. There is an existing duplex on the site and is currently zoned Residential – Contextual One / Two Dwelling (R-C2) District. The adjacent site to the east houses a fourplex. Across the lane to the west, is a semi-detached residential development. To the south of the site are single and semi-detached residences.

LAND USE DISTRICTS

Multi-Residential – Contextual Grade-Oriented (M-CGd96) District allows for multi-residential developments, in a variety of forms, and is intended to accommodate multi-residential development of low height and low density in close proximity to low density residential development.

The proposed land use is appropriate for the subject site as it allows for densification in a variety of housing forms, and utilizes existing infrastructure.

The M-CGd96 district has a density modifier of 96 units per hectare, equating to a maximum of six units on the subject site.

LEGISLATION & POLICY

North Hill Area Redevelopment Plan:

The subject site is identified as Medium Density Residential on Map 2 of the ARP. The following ARP policies support the proposed Land Use Amendment:

9. Redesignations to allow townhouses/apartments may be appropriate under the following circumstances:
 - The proposed site should be on the edge of a low density area and not central to it;
 - Generally the maximum height allowed should be in the 9-10 metre range of the predominant R-2 designation. Townhouses are preferred over apartments in proximity to low density detached houses;
 - Traffic, access and parking should not overly impact adjacent low density houses; and,
 - The building design must be compatible with, and contribute to, the streetscape.
10. In multi-unit residential districts, the Approving Authority is encouraged to allow townhouse development up to the apartment density allowed in the designation.

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Municipal Development Plan:

The subject site is identified as Developed Residential on Map 1 of the MDP. Although the MDP makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

3.5.2

b. A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.

3.5.3

a. Encourage modest redevelopment of Established Areas.

Location Criteria for Multi-Residential Infill:

Council approved 'Location Criteria for Multi-Residential Infill' (APPENDIX II) to provide a more specific tool for the review of land use amendment applications seeking redesignation to allow for multi-residential developments in low density residential areas.

The following location criteria are being met by this application:

- On a collector or higher standard roadway on at least one frontage.
- Adjacent to existing or planned non-residential development or multi-dwelling development.
- Adjacent to or across from existing or planned open space or park or community amenity.
- Within 400 metres of a transit stop.
- Direct lane access.

The following location criteria are not being met by this application:

- On a corner parcel.
- Within 600 metres of a primary transit stop.

TRANSPORTATION NETWORKS

Vehicular access is available from the rear lane and access will not be granted from 24 Avenue NW. Vehicular access design will be reviewed and determined at the development permit stage.

UTILITIES & SERVICING

Water and sanitary sewer mains are available to service the subject site. Storm sewer is not immediately available for connection and a main extension (approximately 30 metres) may be required at the Development Permit stage.

ENVIRONMENTAL ISSUES

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An Environmental Impact Assessment was not required for this application.

GROWTH MANAGEMENT

No growth management issues were identified in review of this application.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association is in support of this application. See attached letter in APPENDIX III.

Citizen Comments

Two letters were received from surrounding letters. The following concerns have been identified:

- (2) insufficient parking
- (2) traffic

Public Meetings

No Public meetings.

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APPENDIX I

APPLICANT'S SUBMISSION

AMENDMENT TO LAND-USE RE-DESIGNATION

The original application for Land-use re-designation was submitted with the intention to re-zone the property from R-C2 to M-CGd65, to support the development of a four-plex building.

After reviewing the application with City planner and the Capitol Hill Community Association, the parties involved supported an increased density modifier to build 6 units on the subject parcels.

The application is to be amended to **M-CGd96**.

The intent is to develop six row-house type units with a central drive.

There are a number of points in the North Hill ARP and Infill Guidelines that would support a medium to low density multi-family development on this parcel.

In addition to the points made in relevant City documents, the applicant executed a preliminary investigation conducted by a civil engineer to assess the existing services and the potential impact of a development of 96 units/ha. There were no extraordinary concerns, and there are a number of solutions for mitigating storm run-off on site.

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APPENDIX II

Subject Site	Comments	
On a Corner	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>	The west sideyard is adjacent a lane.
Within 400m of a transit stop	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>	350m to transit
Within 600m of a Primary Transit stop or station	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>	The site is not serviced by primary transit.
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets	24 Ave is a collector
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings	Adjacent to Confederation Park Golf Course
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses	Yes, the subject site is adjacent a fourplex development and backs onto a golf course.
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses	No
Have direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes

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APPENDIX III
LETTERS SUBMITTED

The Capitol Hill Community Association

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



April 22, 2015

Circulation Control
Planning, Development & Assessment
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Email: cpag.circ@calgary.ca

Attention: Jennifer Maclaren, File Manager

Email: jennifer.maclaren@calgary.ca

Dear Jennifer,

RE: Request for Comment on LOC2014-0118 (1616 24 AV NW)

Capitol Hill Community Association (CHCA) is pleased to provide comment on the land use amendment application LOC2014-0118 for 1616 24 Avenue NW.

CHCA supports this application for the proposed use of Multi-Residential - Contextual Grade-Oriented (M-CG) District.

Thank you for the opportunity for CHCA to provide comments on this application. If Administration has any questions regarding the above, please do not hesitate to contact me.

Sincerely,

Erin Shilliday
Director of Planning, Development & Transportation

J. MacLaren