

**POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
17 STREET NW AND 24 AVENUE NW
BYLAWS 21P2015 AND 105D2015**

MAP 29C

EXECUTIVE SUMMARY

This land use redesignation proposes to redesignate a portion of two existing parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented (R-CG) District to allow for rowhouse development. A concurrent subdivision application (SB2015-0053) is currently under review that would realign the existing two parcels accommodate the proposed redevelopment.

A mapping amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

On 2013 April 22, Council directed administration to work with the Banff Trail Community Association and other local stakeholders to identify potential locations for modest redevelopment in Banff Trail. At the request of the Community Association, Capitol Hill was subsequently included in this planning project.

On 2014 October 06, Council directed administration to pursue, as part of the ongoing Banff Trail and Capitol Hill Community Planning Project, opportunities for appropriate Area Redevelopment Plan amendments and following approval, corresponding City-initiated Land Use Bylaw redesignations, as they relate to the R-CG District.

This work is ongoing and while this application is consistent with the direction established through the planning project as it relates to Capitol Hill, the application is not part of a City-initiated process.

ADMINISTRATION RECOMMENDATION

2015 May 21

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 21P2015 and 105D2015; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 21P2015.

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3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located on a portion of 1800 and 1802 – 24 Avenue NW (Plan 6310AK, Block 2, Lots 1 and 2) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 105D2015.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to other low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site located on a collector road, is located within 400 metres of a transit stop, and has direct lane access.

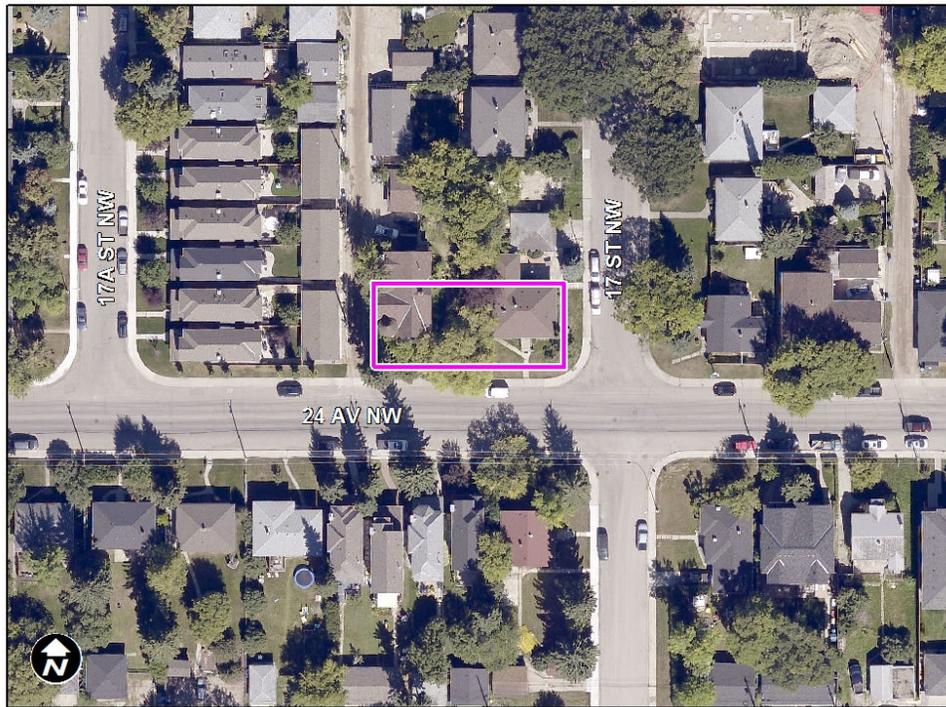
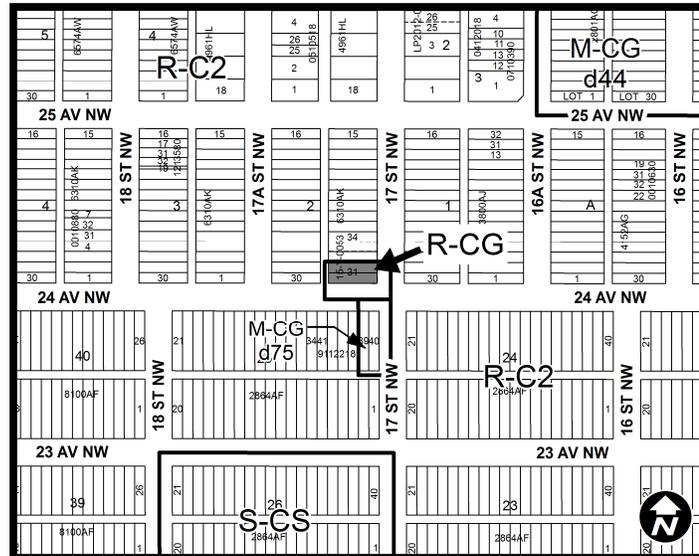
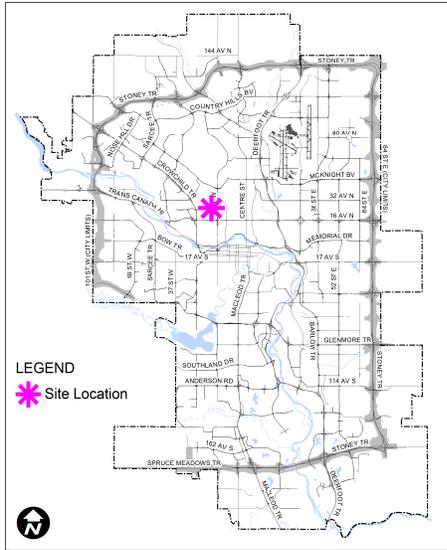
ATTACHMENTS

1. Proposed Bylaw 21P2015
2. Proposed Bylaw 105D2015

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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 (APPENDICES III-IV).

Moved by: R. Honsberger **Carried: 7 – 0**
Absent: R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located on a portion of 1800 and 1802 – 24 Avenue NW (Plan 6310AK, Block 2, Lots 1 and 2) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: R. Honsberger **Carried: 7 – 0**
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Applicant:

Brown & Associates Planning Group

Landowner:

Provectus Homes Ltd

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>	No	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	6
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 parcels are located in the community of Capitol Hill, at the northwest corner of 17 Street NW and 24 Avenue NW. The two parcels are each currently developed with single-detached dwellings with detached garages. Surrounding land uses include primarily low density, single-detached, and semi-detached residential dwellings.

LAND USE DISTRICTS

The proposed land use district is Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings, and cottage housing clusters. The rules of the R-CG District provide for development that is low in height and sensitive to adjacent low-density residential development, such as single-detached and semi-detached dwellings. The proposed R-CG district would allow for up to 4 units on the subject lands following subdivision and realignment of the parcels, as proposed in the associated subdivision application (SB2015-0053).

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject parcels are located within the *Developed Residential – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies as the rules of the R-CG district provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. In addition, the subject site is located on a collector road (24 Avenue NW), is within 400 metres of a transit stop, and has direct lane access.

Notwithstanding the above, however, Section 1.4.4 of the MDP states that Area Redevelopment Plans in existence prior to the approval of the MDP are recognized by the MDP as these policies provide specific direction for the local context.

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North Hill Area Redevelopment Plan (Statutory / Approved by Council – 2000)

The subject parcels are located in the *Low Density Residential* area as identified on Map 2 of the North Hill Area Redevelopment Plan (ARP). The *Low Density Residential Area* policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 district. These policies are intended to ensure continued stability in the community and encourage compatible infill development to support community renewal and vitality.

Administration is currently working with residents and stakeholders in the Banff Trail and Capitol Hill communities to propose amendments to the Banff Trail and North Hill ARP's, identifying areas that may be appropriate for modest redevelopment. While the proposed amendments to these statutory plans have not been finalized, this application is consistent with the proposed direction and potential sites identified for modest redevelopment in Capitol Hill. In order to accommodate the proposed land use amendment, a minor map amendment to the North Hill ARP is required. This proposed amendment would identify the site as "Low Density Residential or Low Density Multi-Dwelling" (See APPENDICES III-IV).

Identifying the subject parcels as "Low Density Residential or Low Density Multi-Dwelling" would apply the ARP's design guidelines to the site. These guidelines would be applied at the Development Permit stage.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application.

The subject site is located approximately 350 metres walking distance from nearby transit stops for several bus routes on 19 Street NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

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GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association supports the application (See APPENDIX II).

Citizen Comments

Administration received two letters of objection to the proposal that raised the following concerns:

- Perceived decrease in property values.
- Increased traffic and limited on-street parking.
- Rear lane is currently unpaved and in poor condition.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject site comprises 2 properties that are developed with 2 older homes, on the NW corner of 24 Avenue and 17 Street NW. Both homes would be removed and replaced with 4 townhouses, 2 semi-detached homes and 1 single detached home.

The new land use district "R-CG Residential Grade Oriented Infill District" was approved by City Council on October 17, 2014. The subject site and proposed redevelopment with 7 units in 3 built forms is tailor made for redevelopment in conformity with the new land use district.

We ask for your support to approve the land use reclassification and to contribute to an opportunity to provide more new housing in the inner City.

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APPENDIX II

CAPITOL HILL COMMUNITY ASSOCIATION LETTER

The Capitol Hill Community Association

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



February 25, 2015

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

Email: cpag.circ@calgary.ca

Attention: Troy Gonzalez, File Manager

Email: Troy.Gonzalez@calgary.ca

Dear Troy,

RE: Request for Comment on LOC2014-0197 (1800 24 AV NW)

Capitol Hill Community Association (CHCA) is pleased to provide comment on the Land Use Amendment application LOC2014-0197 at 1800 24th Avenue NW. CHCA is in support of this proposed amendment and would like to offer the following comments.

The North Hill Area Redevelopment Plan (ARP), approved in 2000, indicates that the future land use for this site and the immediate surrounding area is to be maintained as low density residential in the form of detached or semi-detached housing. However, given the direction of the Municipal Development Plan (2008) and the recent Multi-Residential Infill Guidelines which is to increase density in the established areas of Calgary, this proposed land use amendment meets a number of the criteria of each document. This includes location criteria such as being situated on a corner parcel, within 400 metres of a transit stop, on a collector street (24th Avenue NW) and having direct lane access.

CHCA is currently participating in a community planning project with City Administration to update our existing North Hill ARP to identify areas for future redevelopment with a modest to significant increase in development intensity. At present, the CHCA Planning Advisory Committee for the ARP project envision 24th Avenue NW as a very important connector street that could be fronted by two to three storey rowhousing developments under the land use designation of R-CG. The land use application in question is therefore in alignment with CHCA's vision for 24th Avenue.

Although the North Hill ARP does not include multi-dwelling development for this site, it does provide very good design guidelines for new multi-dwelling development. CHCA supports this land use amendment application on the basis that both the ARP design guidelines and the

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The Capitol Hill Community Association

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



layout and orientation of the buildings as shown in this land use application will be adhered to at the Development Permit stage.

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,

Brendyn Seymour, MAUD, RPP, MCIP
Director of Planning, Development & Transportation
Capitol Hill Community Association

cc: Darren Courtage, CHCA President
Druh Farrell, Ward 7 Councillor

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APPENDIX III

PROPOSED AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN

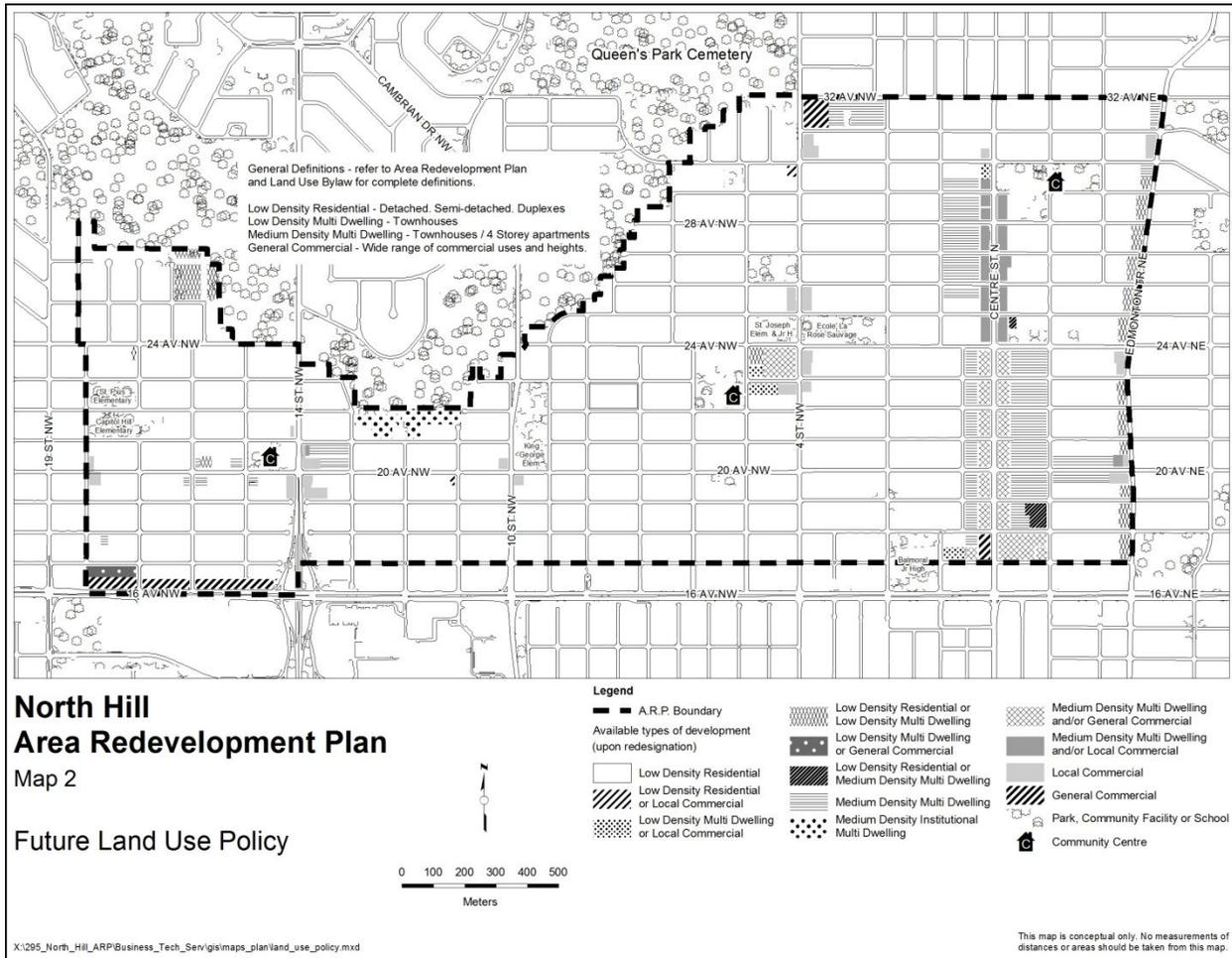
- (a) Delete the existing Map 2 entitled "Future Land Use Policy" and replace with the revised Map 2 entitled "Future Land Use Policy" (APPENDIX IV).

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APPENDIX IV

Existing Map 2 – Future Land Use Policy



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Revised Map 2 – Future Land Use Policy

