

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CAPITOL HILL (WARD 7)  
24 AVENUE NW & 17 STREET NW  
BYLAWS 30P2014 AND 111D2014**

**MAP 29C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to allow for an increase in density and building height on a single titled residential parcel located in the northwest community of Capitol Hill. The proposed M-CGd75 district will allow for a multi-residential development of up to 5 residential units and 12 metres in height.

An amendment to the North Hill Area Redevelopment Plan is required to accommodate this land use amendment proposal.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2014 August 28

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 30P2014, 111D2014; 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 30P2014.
3. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$ (0.16 acres  $\pm$ ) located at 2417 – 17 Street NW (Plan 2864AF, Block 25, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 111D2014.

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**REASON(S) FOR RECOMMENDATION:**

This proposal is in conformance with applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity or directly adjacent to low density residential development. The proposal represents a modest density increase of an inner city parcel of land, and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

On 2014 March 31, Council adopted “Location Criteria for Multi-Residential Infill” to assist with the evaluation of land use amendment applications and associated amendments to local area plans. The location criteria (APPENDIX IV) were designed for land use amendment proposals such as this one.

While Administration is to apply the criteria when evaluating similar land use amendment proposals, Administration has been directed to report back to Council on the effectiveness of this new planning tool after one year of using it.

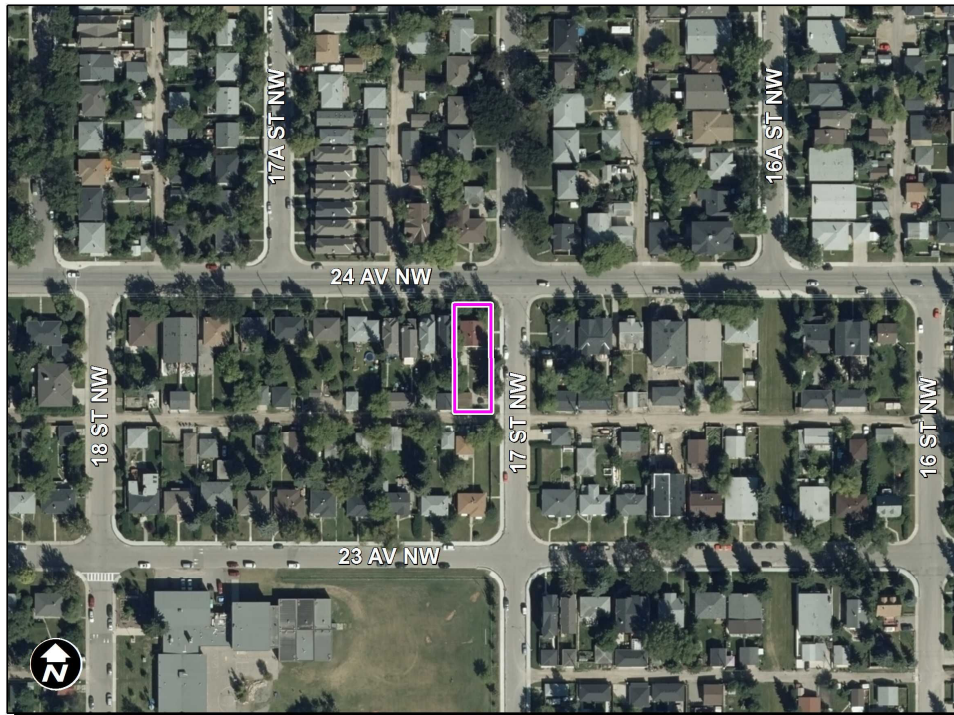
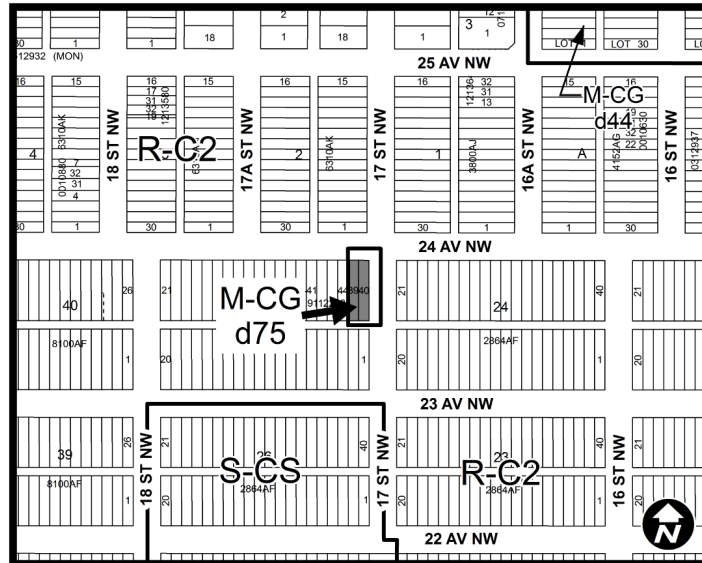
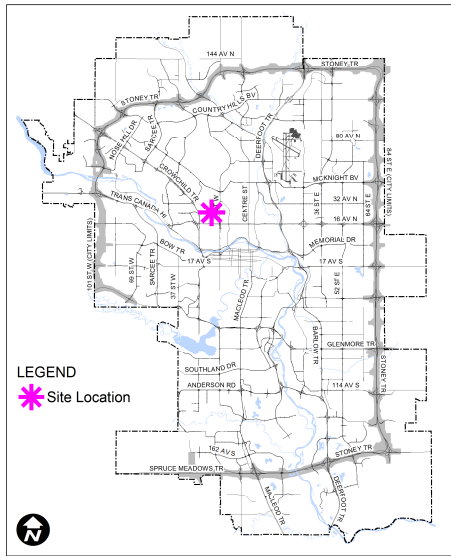
**ATTACHMENTS**

1. Proposed Bylaw 30P2014
2. Proposed Bylaw 111D2014
3. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

- |    |   |                       |
|----|---|-----------------------|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX III).  |                       |
|    | <b>Moved by: M. Wade</b>  | <b>Carried: 7 – 0</b> |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation of 0.07 hectares $\pm$ (0.16 acres $\pm$ ) located at 2417 – 17 Street NW (Plan 2864AF, Block 25, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District <b>to</b> Multi-Residential Contextual Grade-Oriented (M-CGd75) District. |                       |
|    | <b>Moved by: M. Wade</b>  | <b>Carried: 7 – 0</b> |

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**Applicant:**

JK Custom Homes Ltd

**Landowner:**

Gurmail Singh

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	7
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	7
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Yes	8
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Yes	8

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The site is located in the northwest community of Capitol Hill at the corner of 24 Avenue NW and 17 Street NW. Situated within a predominately low density residential area (R-C2) developed with a mix of single and semi-detached dwellings, this relatively deep site (approximately 15 metres by 44 metres in size) is currently developed with a single detached dwelling, detached garage and a small shed. A rear lane exists along the south property line.

**LAND USE DISTRICTS**

The proposed land use district is a Multi-Residential Contextual Grade-Oriented (M-CG) District with a density modifier of 75 units per hectare, which allows for a development of up to five units. The M-CG district is intended to accommodate multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development.

	Maximum Building Height	Maximum Number of Dwelling Units
Existing R-C2 District	10 metres	2
<b>Proposed M-CGd75 District</b>	<b>12 metres</b>	<b>5</b>

As this application represents a parcel by parcel intensification rather than a comprehensive form of inner city redevelopment, the inclusion of the density cap (d75) is considered appropriate at this time.

**LEGISLATION & POLICY**

Municipal Development Plan (2009 – statutory)

The subject site is identified as Developed Residential Area – Inner City 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.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.

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- *Housing Diversity and Choice Policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

Notwithstanding the above, section 1.4.4. of the MDP states that Area Redevelopment Plans (in this case the North Hill Area Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

North Hill Area Redevelopment Plan (2000 – statutory)

The subject site is located in the Low Density Residential area as identified on Map 2 of the North Hill Area Redevelopment Plan (ARP). The applicable *Low Density Conservation and Infill Area* policies of the ARP are intended to allow for single-detached and semi-detached dwellings.

Although the North Hill ARP generally supports development that provides a variety of housing stock intended to attract a range of age groups, incomes and lifestyles, the proposal does not align with the ARP as redesignations of low density residential lands to higher density residential or commercial uses are discouraged by the ARP. As a result, an amendment to the ARP is required.

Location Criteria for Multi-Residential Infill (2014 – non-statutory)

Some existing area redevelopment plans do not provide the same level of flexibility as the MDP does in relation to redevelopment and moderate intensification of established neighbourhoods. Also the MDP policies are primarily intended to provide a general rather than a site specific direction.

As a result, Council adopted 'Location Criteria for Multi-Residential Infill' (APPENDIX IV) to provide a more specific tool for the review of land use amendment applications and associated amendments to local area plans seeking to allow for multi-residential developments in low density residential areas.

The following statements can be made about the subject site relative to the location criteria (guidelines):

- It is on a corner;
- It is on a collector road;
- It has lane access;
- It is within 400 metres of a transit stop.

As a result, it is believed that moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

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Proposed Amendment to the North Hill Area Redevelopment Plan

An ARP amendment is proposed concurrently with this land use application. (APPENDIX III). This map amendment allows for multi-residential development in addition to single, duplex and semi-detached dwellings that are already allowed by the ARP.

Subject to Council's approval of the proposed ARP amendment, a variety of guidelines designed to inform building orientation, entries, setbacks as well as privacy, landscaping, vehicular access and parking will apply to 2417 - 17 Street NW (subject site).

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required.

Sidewalks are available in the area and provide pedestrian connections to 19 Street NW and 14 Street NW both serviced by Calgary Transit with a number of bus routes and stops.

Pedestrian access is available from 17 Street NW and 24 Avenue NW. Vehicular access is available from the rear lane. Vehicular access design and its location will be reviewed and determined at the development permit stage.

**UTILITIES & SERVICING**

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

An analysis of site specific measures that would contribute toward an environment friendly development will be conducted at the development permit stage.



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**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. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Capitol Hill Community Association supports the application in principal. For additional information, please see APPENDIX II.

**Citizen Comments**

A number of objection letters and general comments have been received. The following concerns have been identified.

- Insufficient number of off-street parking is generally an issue with developments of this nature which leads to spill over parking into neighbouring residential streets;
- Parcel coverage maximums of the proposed district should be adhered to at the development permit stage;
- This area of the city has not been identified as a future growth area;
- Allowable development under the proposed land use district will attract transient population which will impact the integrity of the family oriented neighbourhood;
- Low density development projects are better suited to attract families;
- Potential issues with garbage removal;
- The proposed building height will allow for a taller structure which could cast shadows on the adjacent intersection, which could pose traffic safety issues due to snow and ice build up in winter months;
- Potential loss of mature trees as a result of redevelopment;
- Impacts on adjacent properties and existing laneway as a result of construction.

**Public Meetings**

The applicant met with representatives of the Capitol Hill Community Association and Administration on 2014 May 21. While the intent to allow for additional density was supported in general, issues associated with building form, building orientation and other design aspects were discussed.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This request for the Land Use Redesignation from an R-C2 to M-CG is to enable JK Custom Homes to develop a multi-residential development of up to 5 units. This coincides with expressed desire from City council to increase density in low density residential areas following an accepted table of guidelines. This application also will comply with the Capitol Hill Community Association that will work in conjunction with City of Calgary to piggy-backing off the Banff Trail Community Planning project program. According this program the Banff Trail Community also is in favour of increasing the density by permitting R-C2 properties to rezone to M-CG under the specified guidelines (page 19). We feel the subject property meets the majority of the criteria set out in guidelines for multi-residential infill program.

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**APPENDIX II**

**LETTERS SUBMITTED**

Telephone (403)289-0859

*Capitol Hill Community Association,*

1531 21 Avenue NW  
Calgary, Alberta  
T2M 1L9



July 21, 2014

Circulation Control  
Development and Building Approvals #8201  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5

**RE: Request for Comment on LOC2014-0055 (2417 17th Street NW)**

Capitol Hill Community Association (CHCA) is pleased to provide comment on the Land Use Amendment application LOC2014-0055 at 2417 17th Street 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.

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 these ARP design guidelines will be adhered to at the Development Permit stage. Furthermore, CHCA would like to propose the following site-specific design guidelines in addition to the design guidelines outlined in the North Hill ARP for Administration's consideration, which we believe will better realize our vision for the character of 24th Avenue NW:

M. Beck

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**Building Typology**

- The preferred building form for the subject site shall be rowhousing. Three-plexes or four-plexes are not an acceptable form of development.

**Building Setbacks**

- The maximum building setback along the 17th Street property line shall be 3.0 m and a minimum setback of 1.5 m.
- The minimum building setback along the interior side property line shall be 3.0 m in order to provide an appropriate buffer and private at-grade amenity space for each dwelling unit.

**Building Orientation & Facade Treatment**

- The corner rowhouse unit that would face both 24th Avenue and 17th Street shall have its primary frontage and main entrance oriented toward 24th Avenue. Full fenestration is strongly encouraged along both the 24th Avenue facade and the 17th Street facade of the corner unit.
- The remainder of the rowhouse units shall be oriented to 17th Street with full fenestration on each individual unit facade facing the street.
- Each dwelling unit shall have individual facade articulation.
- The garage building shall have transparent windows along the 17th Street facade and parking entrances shall only be accessed from the lane.

**Building Height**

- Under section 585 of Bylaw 1P2007, the maximum building height of 12.0 metres under subsections (1), (2)(b) and 3(c) shall be replaced with 11.0 metres.

**Outdoor Front Yard Amenity Space**

- Each dwelling unit shall be provided with useable, hard surfaced amenity space within the front yard, in the form of either a deck terrace or ground level patio, with minimum dimensions of 2.0 metres in width and 1.2 metres in depth.

**Development Quality**

- Since this development will be setting a precedent for similar future multi-dwelling developments throughout Capitol Hill, the quality of exterior finishing materials and overall development quality should match or exceed the standard of the newer, higher-quality developments in the surrounding community.

**Density**

- The maximum permitted density for the site is 75 units per hectare.

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*Capitol Hill Community Association*

1531 21 Avenue NW  
Calgary, Alberta  
T2M 1L9



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,

A handwritten signature in dark ink, appearing to read "Brendyn Seymour". The signature is fluid and cursive, with the first name "Brendyn" being more prominent than the last name "Seymour".

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

cc: Darren Courtnage, CHCA President  
Druh Farrell, Ward 7 Councillor  
Martin Beck, File Manager



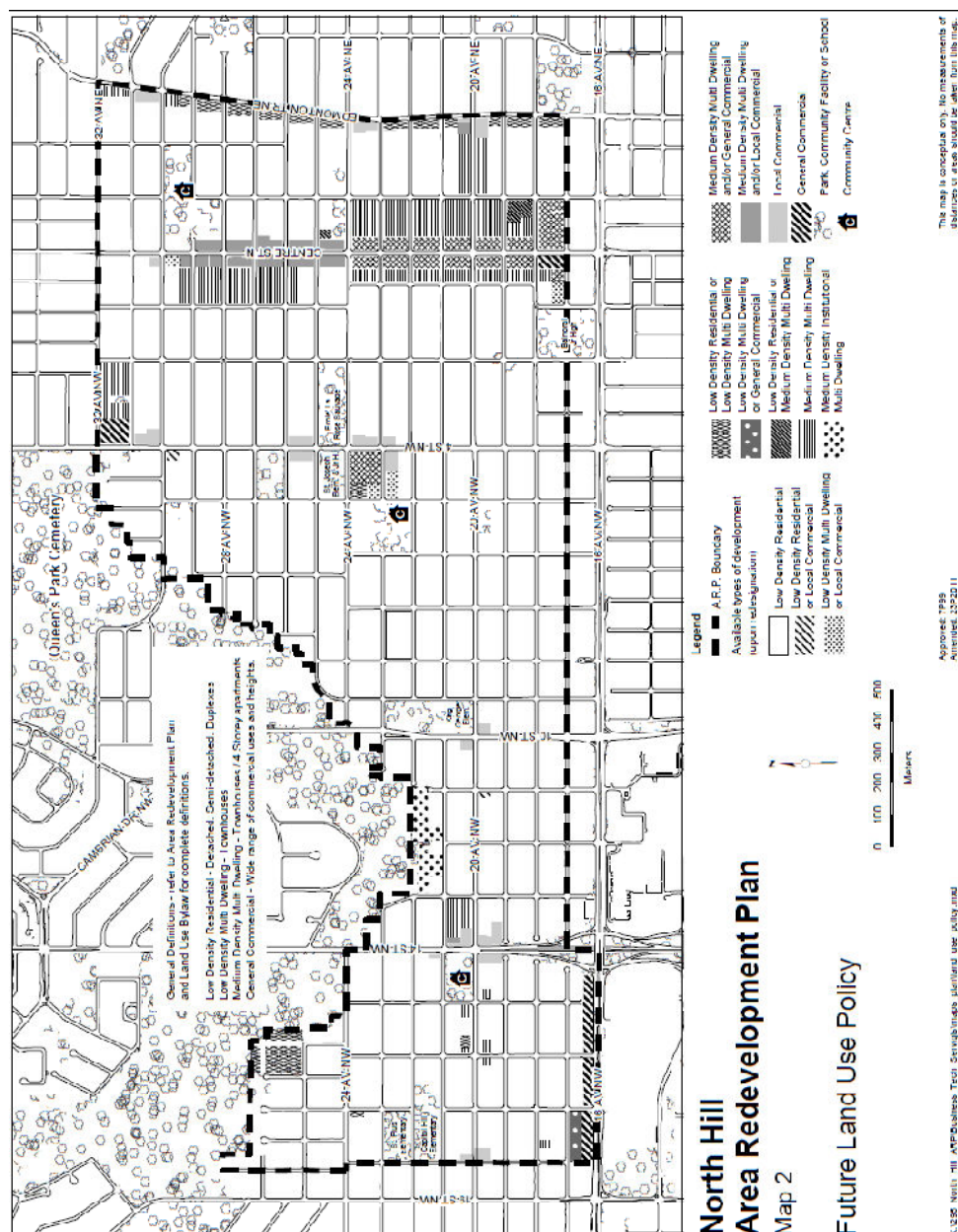
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APPENDIX III

PROPOSED AMENDMENT TO NORTH HILL AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled "Future Land Use Policy" and insert the revised Map 2 entitled "Future Land Use Policy" as follows;



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**APPENDIX IV**

**LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL**

<b>Subject Site</b>	<b>Comments</b>
On a Corner	Corner developments have fewer direct interfaces with low density development.  Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.  Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of a Primary Transit stop or station	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.  Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
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 or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Have direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.