

**POLICY AMENDMENT AND LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
20 AVENUE NW AND 17 STREET NW
BYLAWS 2P2016 AND 6D2016**

MAP 29C

EXECUTIVE SUMMARY

This Land Use Amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented (R-CG) District to allow for rowhouse development.

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(S)

2015 November 19

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 2P2016 and 6D2016; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give first reading to the proposed Bylaw 2P2016; and
3. **AMEND** the proposed bylaw by deleting the proposed Map 2 entitled "Future Land Use Policy" and replacing it with the updated proposed Map 2 entitled "Future Land Use Policy", as amended by Bylaw 1P2016 (M-2015-026); and

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4. Give second and third readings to the proposed Bylaw 2P2016, as amended.
5. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1803 – 20 Avenue NW (Plan 2864AF, Block 29, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
6. Give three readings to the proposed Bylaw 6D2016.

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 to 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 can 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 walking distance of several transit stops, and has direct lane access.

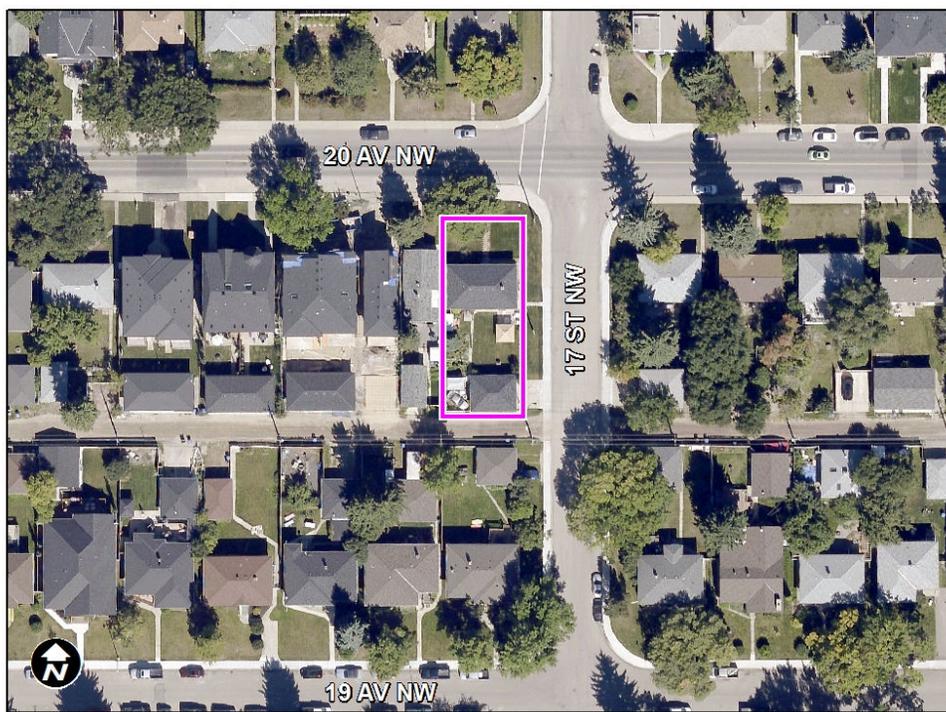
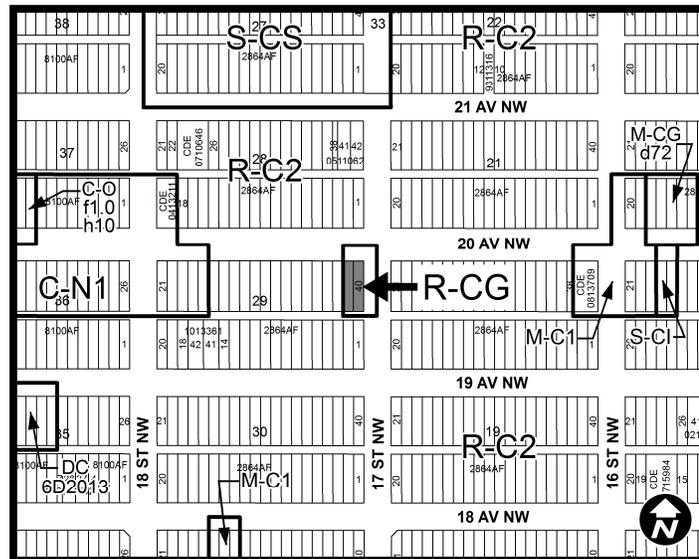
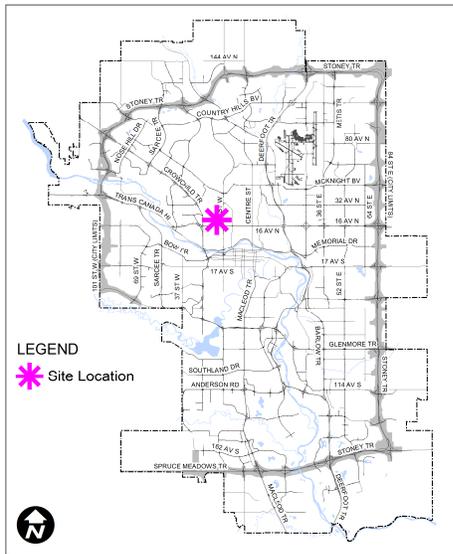
ATTACHMENTS

1. Proposed Bylaw 2P2016
2. Proposed Bylaw 6D2016
3. Public Submission

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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 amendments to the North Hill Area Redevelopment Plan (APPENDIX II);
2. Recommend that Council give first reading to the proposed bylaw;
3. Recommend that Council amend the proposed bylaw by deleting the proposed Map 2 entitled "Future Land Use Policy" and replacing it with the updated proposed Map 2 entitled "Future Land Use Policy" as amended by Bylaw XXD2016 (M-2015-026); and
4. Recommend that Council give second and third readings to the proposed bylaw, as amended.

Moved by: J. Gondek

Carried: 6 – 0

5. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1803 – 20 Avenue NW (Plan 2864AF, Block 29, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

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Applicant:

Beyond Homes

Landowner:

Olivia Margaret Dann

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Capitol Hill, at the southwest corner of 17 Street NW and 20 Avenue NW. The site is currently developed with a single-detached dwelling with a detached garage. 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 site.

LEGISLATION & POLICY

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

The subject site is 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 (20 Avenue NW), is within walking distance of several transit stops, and has direct lane access.

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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 as taking precedence over the MDP, as these policies provide specific direction for the local context.

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

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 *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 APPENDIX II).

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 within walking distance from nearby transit stops for several bus routes on 20 Avenue NW and 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.

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ENVIRONMENTAL SUSTAINABILITY

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

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.

Citizen Comments

Two letters were received from the adjacent residents. One of these was in support and one in opposition. The letter in opposition to the proposal had the following concerns:

- fit with the surrounding neighbourhood;
- reduction in sunlight and privacy and increase in noise; and
- parking availability.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The intention of this land use redesignation is as follows:

1. The intention is to construct a new four unit Rowhouse. All four units will have two- three bedrooms above grade with a detached one car garage per unit.
2. A rowhouse is not permitted in a RC-2 zone, therefore rezoning is required.
3. The area in Capitol Hill where the redesignation is being requested includes various modern/contemporary developments and the building types range from single family, semi-detached, and commercial, making the change to a modern/contemporary rowhouse contextual. Below are addresses of example properties:

1828 23 AVE NW
1426A 18 AVE NW
2716 18 AVE NW

1807 20 AVE NW
1830 23 AVE NW
2525 16 ST NW

1711 18 AVE NW
1825 19 AVE NW
2523 16 ST NW

4. The addition of the new rowhouse will increase the value of the subject property as well as the adjacent properties. The neighbourhood is going through redevelopment making the transition even more justified.
5. Constructing a rowhouse can lower the cost of the residence for a buyer, compared to single or semi-detached residences in this area. The development therefore has the potential to vitalize this area of Capitol Hill with young professionals and families.
6. The increase in density available in a rowhouse within a residential area so close to Southern Alberta Institute of Technology, Southern Alberta Jubilee Auditorium and North Hill Center mall will further help to enliven the area and to create a walkable vibrant community. The proposed rowhouse is a nineteen-minute bus ride (nine-minute car ride) to the downtown core.

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APPENDIX II

PROPOSED AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN

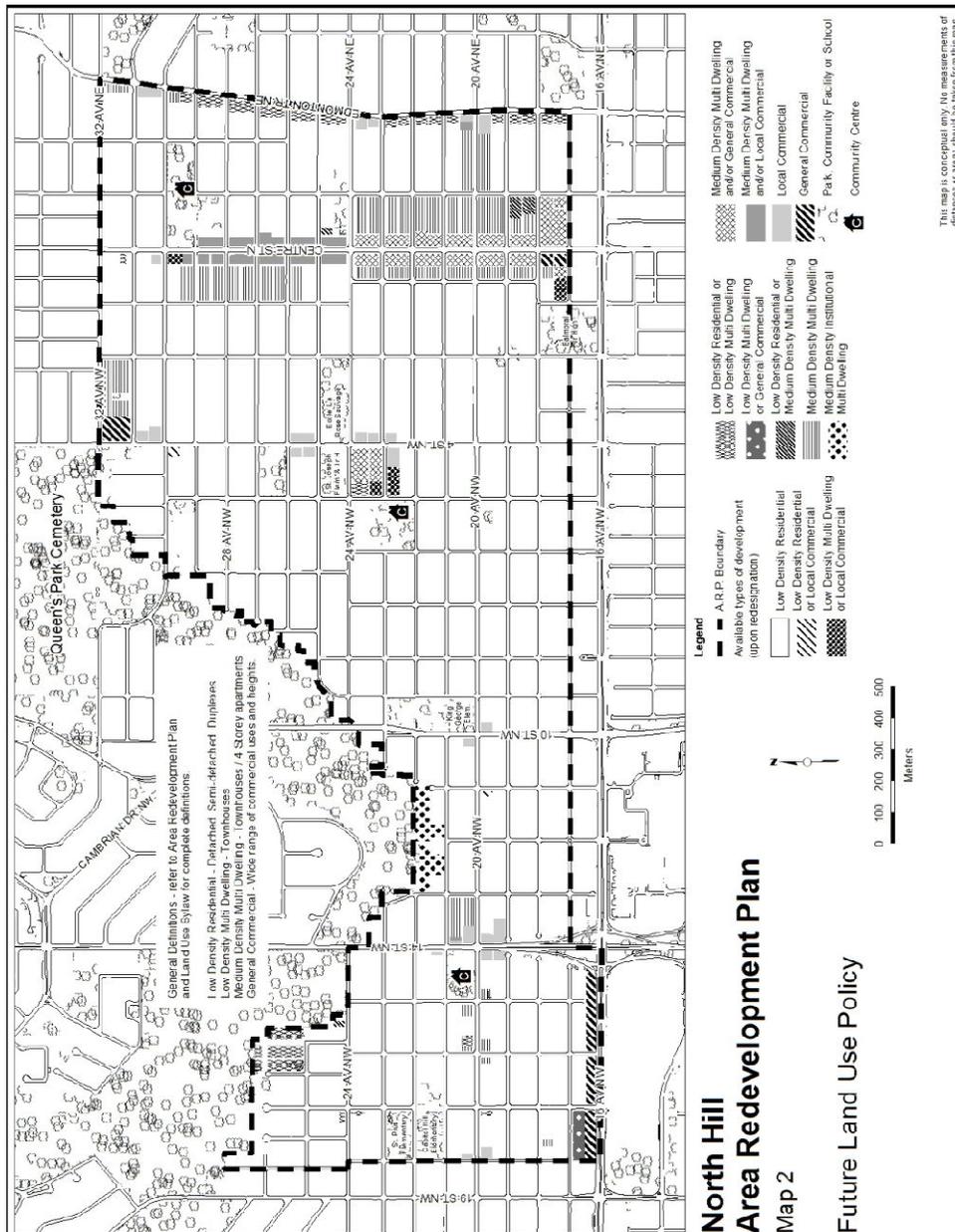
- (a) Delete the existing Map 2 entitled "Future Land Use Policy" and replace with the revised Map 2 entitled "Future Land Use Policy" (APPENDIX III).

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APPENDIX III

Revised Map 2 – Future Land Use Policy



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APPENDIX IV

Updated Revised Map 2 – Future Land Use Policy

