

**POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016**

---

**EXECUTIVE SUMMARY**

This policy amendment seeks to amend the North Hill Area Redevelopment Plan (ARP) Map 2. This mapping amendment is to change an area from low density residential to medium density institutional multi dwelling to allow for a 45 unit residential care facility.

**PREVIOUS COUNCIL DIRECTION**

There is no previous Council direction that is applicable to this application.

**ADMINISTRATION RECOMMENDATION(S)**

2015 November 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment.

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

That Council hold a Public Hearing on Bylaw 1P2016; 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 1P2016.

**REASON(S) FOR RECOMMENDATION:**

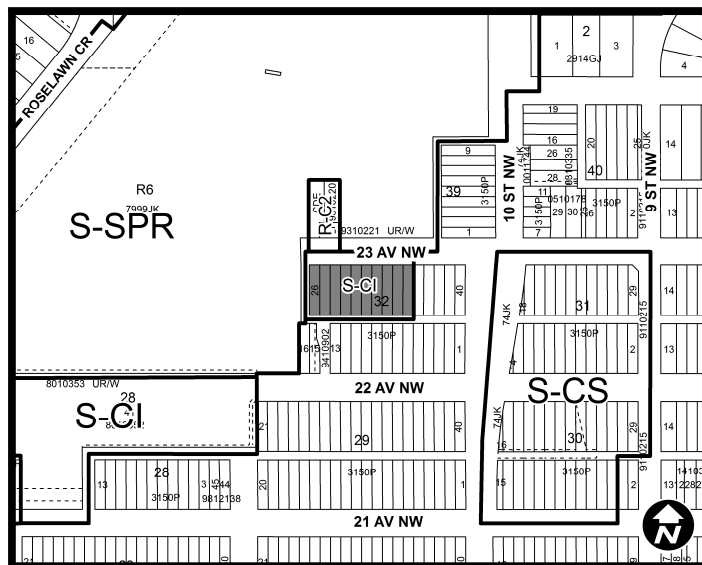
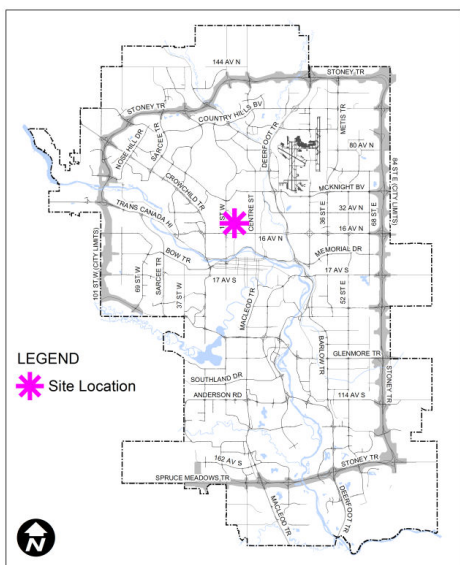
This proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP). The proposed map amendment is compatible with the existing Special Purpose – Community Institutional (S-CI) District land use designation.

**ATTACHMENT**

1. Proposed Bylaw 1P2016

POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016

LOCATION MAPS



POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016

---

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (APPENDIX III)

**Moved by: R. Wright**

**Carried: 6 – 0**

**POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016**

---

**Applicant:**

Eric Longchamp, Gibbs Gage  
Architects

**Landowner:**

City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

The parcel impacted by this minor map amendment is currently occupied by an 11 unit residential care facility. This facility is seeking to expand their number of units and given the increase in intensity a map amendment is required. The proposed site is surrounded by low density residential to the east and south, park to the west, and park and low density residential to the North as identified on the North Hill Area Redevelopment Plan Map 2 Future Land Use Policy. The site is predominately surrounded by single detached homes and is adjacent to Confederation Park. The site is also in close proximity of other Medium Density Institutional Multi Dwelling Uses.

Administration has received a development permit that is being reviewed concurrent to this minor map amendment application. The development proposes a new 4 story 45 unit residential care facility on the existing site. Currently on the property resides a single storey 11 unit residence. The subject development site is owned by the City of Calgary and is currently operated by Accessible Housing Calgary.

**LAND USE DISTRICTS**

No land use redesignation was applied for as part of this application. The proposed map amendment is compatible with the existing Special Purpose – Community Institutional (S-CI) District land use designation.

**LEGISLATION & POLICY**

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

The subject parcels are located within the Developed Residential – Inner City Area as identified on Map 1 of the MDP. Both City-Wide and Inner City Area policies apply. Overall the Municipal Development Plan is supportive of development and redevelopment that provides a broader range of housing choice in local communities to support the demographic needs of communities. The plan seeks to ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians.

**POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016**

---

In addition, MDP policies encourage the accommodation of special care facilities within residential and mixed-use communities to provide a broad range of specialized accommodation and care in order to meet a diverse array of city-wide and community needs.

This application is in keeping with the MDP as the proposed map amendment is supportive of providing a broader range of housing choice and encourages the accommodation of special care facilities.

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

The subject parcels fall under the Low Density Residential area within Map 2 of the North Hill Area Redevelopment Plan (ARP). With the proposed change in intensity an amendment is required.

The North Hill ARP welcomes growth and change that is consistent with approved city-wide plans and is sensitive to the needs and character of the North Hill communities. The plan sets out goals that are consistent with the Municipal Development Plan and support the provision of a variety of housing types that serve a range of households, lifestyles, and income levels and encouraging housing intensification that is sensitive to the established character of the areas. In addition, the ARP seeks to ensure that new institutions or public service use or expansion of existing facilities will be developed in a manner that is compatible with adjacent homes.

Any future development permit applications will be required to follow the policies of this plan and provide a development that is sensitive to the surrounding context.

**TRANSPORTATION NETWORKS**

The subject parcels are located at the end of a cul-de-sac. Any future redevelopment would be required to provide all parking on-site.

**UTILITIES & SERVICING**

Water, sanitary and sewer services are available and can accommodate the potential redevelopment without the need for off-site improvements at this time. Any future redevelopment would be reviewed to ensure intensification of services can be accommodated.

**ENVIRONMENTAL ISSUES**

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

**POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016**

---

**ENVIRONMENTAL SUSTAINABILITY**

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

**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Capitol Hill Community Association did not provide comments on the proposed amendment to the North Hill Area Redevelopment Plan. However, they have been involved with the applicant through-out the process and have provided a letter in response to the concurrent development permit and have the following concerns:

- Increased density;
- Parking on-street; and
- Unrelenting building mass.

**Citizen Comments**

Administration received one letter of objection signed by several members of the community. In the letter the citizens object to the proposed redevelopment and map amendment of the site and have the following concerns:

- Increased density;
- Increased height;
- Privacy of residents and neighbouring properties;
- Parking on-street; and
- Increased noise.

Many of these concerns will be addressed through the development permit.

**Public Meetings**

The proposed minor amendment was presented to the community by administration on Tuesday, 2015 September 29. This amendment was presented along with several City initiated amendments to the North Hill Area Redevelopment Plans. No comments pertaining to this proposed amendment were received at this open house.

**POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016**

---

The applicant has also met with the Capital Hill Community Association and members of the community in regards to the concurrent development permit on 2015 March 19, 2015 April 16, and 2015 June 18.

POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

*Gibbs Gage Architects, on behalf of Accessible Housing Calgary, would like to submit an application for a Minor Policy Amendment to the North Hill Area Redevelopment Plan.*

*The minor amendment is to update the North Hill Area Redevelopment Plan, Map2, Future Land Use Policy for the property at 1129, 23<sup>rd</sup> Avenue NW (Plan 3150P, Block32, Lots 27 to 35 inclusive) from Low Density Residential to Medium Density Institutional Multi Dwelling.*

*Currently on the property reside the Accessible Housing Calgary 4D Residential Institution. A development permit to redevelop the Accessible Housing Residency has been submitted to the Planning and Development department and is currently in progress (Application No: DP2015-2787). The Development Permit application is to update the currently single story 11 unit residence to a 4 story, walk out, 4 unit residency.*

*The North Hill Area Redevelopment Plan, Map 2, Future Land Use Policy (pg.7, amended 30p2014) shows the neighbouring properties (Park View Village Senior Housing) identified as Medium Density Institutional Multi Dwelling and fails to identify Accessible Housing 4D Residence as Medium Density Institutional Multi Dwelling.*

*As the 4D Residency is a Multi Dwelling institution and currently in the development process with the City of Calgary to be redeveloped to increase its density we feel the ARP should be amended to reflect the future use of the property.*



**POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016**

---

**APPENDIX II**

**PROPOSED AMENDMENTS TO THE AREA STRUCTURE 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).

**POLICY AMENDMENT  
CAPITOL HILL (WARD 7)  
NORTH OF 16 AVENUE NW AND WEST OF 10 STREET NW  
BYLAW 1P2016**

## **PROPOSED REVISED MAP 2 “FUTURE LAND USE POLICY” MAP**

