

**LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
24 AVENUE NW AND 16 STREET NW
BYLAW 269D2016**

MAP 29C

EXECUTIVE SUMMARY

This application proposes to redesignate one parcel located in the community of Capitol Hill from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 August 25

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 269D2016; and

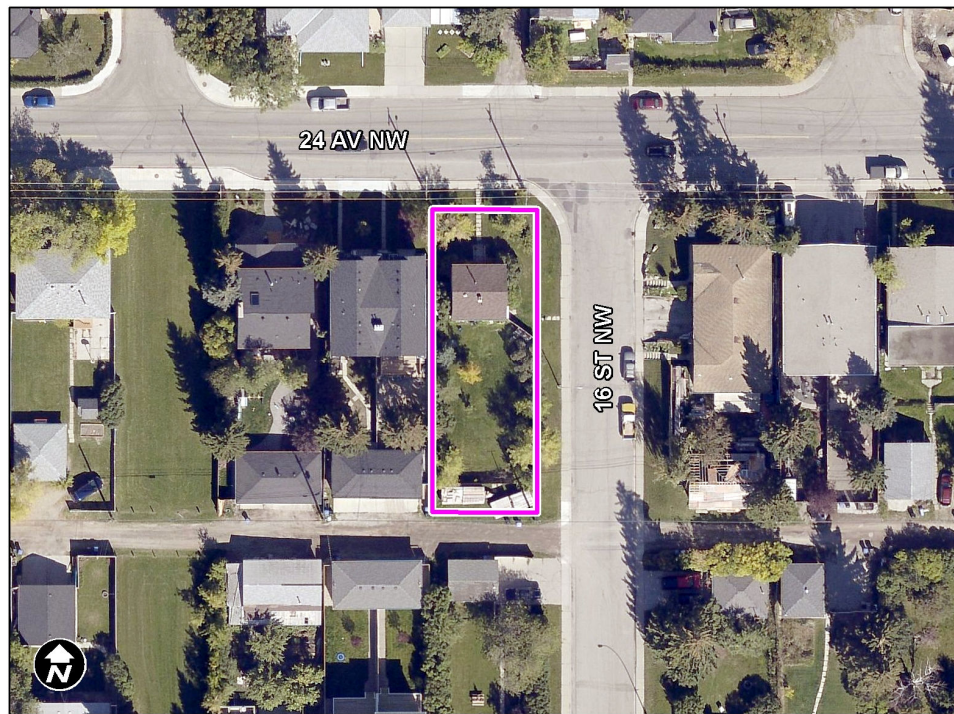
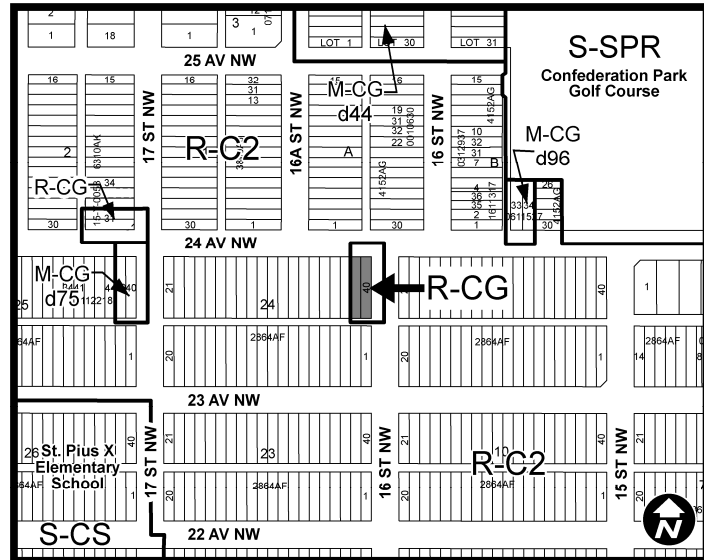
1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 1701 – 24 Avenue NW (Plan 2864AF, Block 24, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 269D2016.

REASONS FOR RECOMMENDATION:

The proposal is keeping with the applicable policies of the Municipal Development Plan and the recently amended North Hill Area Redevelopment Plan. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT

1. Proposed Bylaw 269D2016

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 1701 – 24 Avenue NW (Plan 2864AF, Block 24, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: J. Gondek

Absent: S. Keating and G. Morrow

Carried: 6 – 0

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Applicant:

Inertia

Landowner:

Maria Antonietta Sangregorio
Salvatore Sangregorio

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Capitol Hill at the southwest corner of 16 Street NW and 24 Avenue NW. The parcel is currently developed with a single detached house. Surrounding development consists of a mix of single detached and semi-detached residential dwellings. The Confederation Park Golf Course is located one block to the northeast and the École St. Pius X Elementary School and Capitol Hill Elementary School are located two blocks to the southwest.

LAND USE DISTRICTS

The application proposes to redesignate the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to 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 height and sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings. This district would allow for up to 5 units on the parcel.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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

The subject parcel 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.

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The 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 heights, built-form, and density.

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

The subject parcel is located in the *Low Density Rowhouse Area* as identified on Map 4 of the North Hill Area Redevelopment Plan (ARP). The *Low Density Rowhouse Area* is intended to allow for modest increase in density with a variety of housing types that are in scale with the existing low density residential context. New development in this area should be low density, grade-oriented residential development including rowhouse buildings, duplex dwellings, semi-detached dwellings, single-detached dwellings and cottage housing clusters. The proposed R-CG District is consistent with applicable ARP policies.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is located approximately 400 metres from nearby transit stops on 14 Street NW and 19 Street NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the 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.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Capitol Hill and consists of 0.067 ha. The land is privately owned. A land use amendment is required in order to construct a five-unit Row house Building which is a project better suited to this site than a semi-detached building. The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide five dwellings in a Row house Building configuration with front doors facing 16 Street NW. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District. Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

This proposed development is consistent with the local area plan in place for Capitol Hill which encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for row house development:

- The site is only three minutes' walk from transit routes on 14th Street NW (Bus routes 414, 791, 792 and 830)
- The site is less than 10 minutes' walk from the Capitol Hill School.
- The site is less than 10 minutes' walk from local shopping and other commercial uses on 16th Avenue NW.
- Confederation Park is only one block away from the site.

To conclude, the proposed land use amendment will allow development in the form of a Row house Building which is consistent with sustainability principles, City policies, and the best use of this parcel. For these reasons, we respectfully request Calgary Planning Commission and Council's support of our application.

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APPENDIX II

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
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
Direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.