

LAND USE AMENDMENT
CAPITOL HILL (WARD 7)
CORNERS OF 19 AVENUE NW AND 12 STREET NW;
BYLAW 336D2017

MAP 28C

EXECUTIVE SUMMARY

This application proposes to redesignate two separate parcels of land from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for future redevelopment consistent with the direction of the of the North Hill Area Redevelopment Plan. No development permit applications have been submitted at this time.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 September 07
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
That Council hold a Public Hearing on Bylaw 336D2017; and	
1. ADOPT the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 1201 and 1302 – 19 Avenue NW (Plan 3150P, Block 13, Lots 39 and 40; Plan 3150P, Block 17, 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	
2. Give three readings to the proposed Bylaw 336D2017.	

REASON(S) FOR RECOMMENDATION:

The proposal implements the applicable land use strategy identified within the recently revised Capitol Hill portion of the North Hill Area Redevelopment Plan. The proposed R-CG District is intended for parcels located in close proximity or directly adjacent to low density residential development. The proposal allows for a range of housing types within building forms that have the ability to be compatible with the existing neighbourhood and better accommodate the needs of different age groups, lifestyles and demographics.

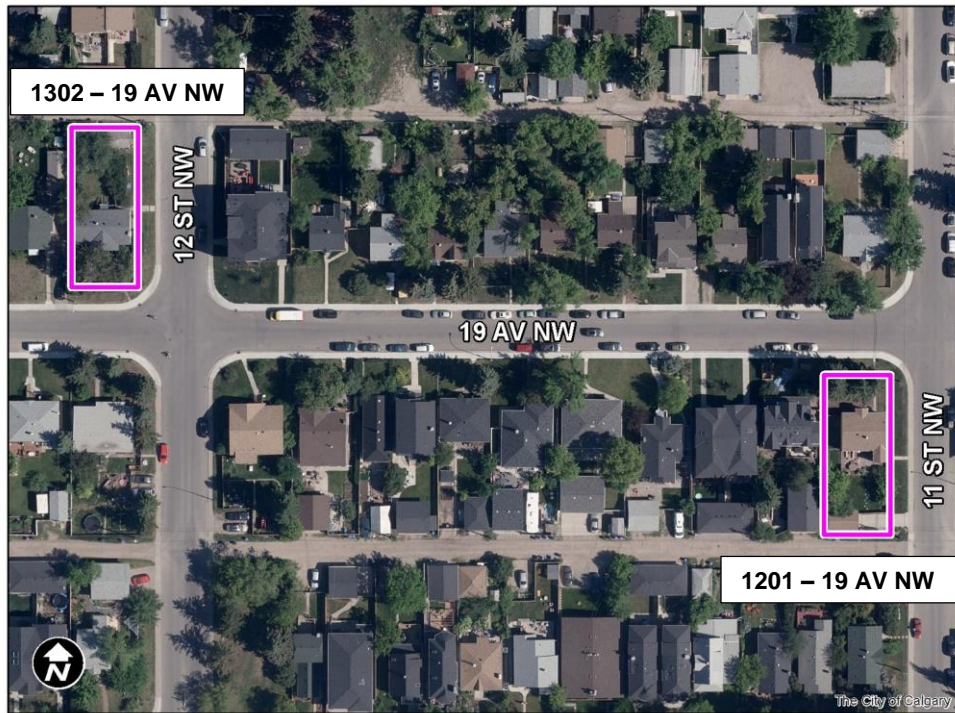
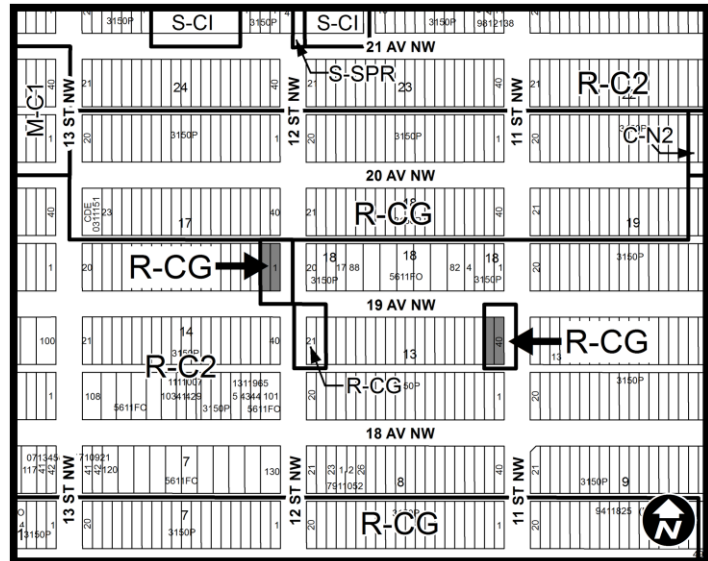
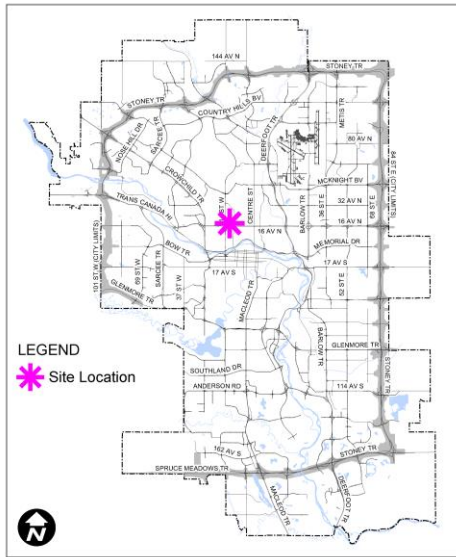
ATTACHMENT

1. Proposed Bylaw 336D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 1201 and 1302 – 19 Avenue NW (Plan 3150P, Block 13, Lots 39 and 40; Plan 3150P, Block 17, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Moved by: L. Juan

Carried: 8 – 0

Comments from Mr. Leighton:

- I supported this (and the other) “R-CG” rezoning (land use amendment) applications on the CPC Agenda.
- I share, however, Commissioner Carra’s interest in better urban design outcomes and also Commissioner Keating’s concerns about the R-CG zone’s “suites within suites” and associated parking provisions.
- Both issues have been repeatedly highlighted in letters of opposition to previous R-CG applications from both Community Associations and neighbours.
- Finally, everyone appears to struggle with the prescriptive (as opposed to performance - based) “Location Criteria for Multi-Unit Residential Infill”.
- For these reasons, I suggest that the R-CG District be the subject of detailed review and refinement by Administration as part of the 2018 work plan.

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Applicant:

Heather Sorensen

Landowner:

Homes By Sorensen Ltd
Razina Visram

PLANNING EVALUATION

INTRODUCTION

The community of Capitol Hill is subject to the policies of the North Hill Area Redevelopment Plan (ARP) which provide direction in relation to redevelopment in the communities of Mount Pleasant, Tuxedo, and Capitol Hill. On 2016 March 06, Council approved major amendments to the Capitol Hill portion of the ARP. Through these amendments the majority of corner lots within the community’s low density areas were identified as appropriate for *Low Density Rowhouse* or R-CG District in Land Use Bylaw terms.

On 2017 July 31 Council implemented the *Low Density Rowhouse* ARP typology through a City-initiated land use redesignation of approximately 300 R-C2 parcels located along 24 Avenue NW, 20 Avenue NW and north side of 17 Avenue NW.

The remaining corner parcels (identified *Low Density Rowhouse*) located outside of these three corridors were intentionally left out by City Council from the City-led redesignation with the expectation for individual land owners to apply to redesignate these parcels on their own in the future. Both properties included in this redesignation application fall into this “category”.

SITE CONTEXT

Situated within a low density (R-C2) part of Capitol Hill along 19 Avenue NW and east of 14 Street NW, both parcels are located at the corners of their respective residential blocks, have rear lane access and are developed with one storey single-detached dwellings. Mature vegetation and trees exist on both properties. While 1201 - 19 Avenue NW slopes down from the lane toward 18 Avenue NW, 1302 - 19 Avenue NW is relatively flat.

The community of Capitol Hill has seen population growth over the last several years. In 2016, Capitol Hill reached just over 4,500 residents which represents the community’s historical population peak.

Capitol Hill	
Peak Population Year	2016
Peak Population	4,571
2016 Current Population	4,571
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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LAND USE DISTRICTS

Existing land use

Both sites are currently designated Residential – Contextual One/Two Dwelling (R-C2) District. The R-C2 is a residential designation in developed areas that is primarily for single, semi-detached and duplex dwellings. R-C2 parcels developed with single detached dwellings may also contain a secondary suite.

Proposed land use

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse development where each unit must face a street with a front door. The maximum density of 75 units per hectare allows for up to four (4) dwelling units on each of the two parcels.

The R-CG designation also for a range of low density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report maintains the objectives of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) – (2009 – statutory)

The subject parcels are located within the Developed - Inner City - Residential Area of the MDP. The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for residential infill in areas that are more extensively served by existing infrastructure, public facilities, and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing low-density residential development in terms of height, built-form, and density.

North Hill Area Redevelopment Plan (2000 – statutory)

On 2016 March 06, Council approved major amendments to the Capitol Hill portion of North Hill ARP to identify areas appropriate for modest intensification consistent with the MDP (see APPENDIX II). Through these amendments corner lots within the community,

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including the two sites subject to this redesignation, were identified on the revised land use map of the ARP as *Low Density Rowhouse*. The applicable ARP policies call for *Low Density Rowhouse* areas to redevelop with grade-oriented residential development such as rowhouse buildings, duplex dwellings, semi and single detached dwellings. The proposed R-CG District effectively implements this policy.

While the details regarding the future site and building design will be reviewed at the development permit stage, the ARP includes a range of policies outlining specific site and building design expectations for corner parcels within the *Low Density Rowhouse* area. In addition, the following general building and site design principles will guide Administration’s review of future development permit applications applied for on these sites:

- Allow for building setbacks that create an appropriate relationship with public streets;
- Develop a strong relationship between the building and the street through individual unit entries and appropriately designed private amenity spaces.
- No vehicular access from public streets; and
- No surface parking between building(s) and public streets.

Location Criteria for Multi-Residential Infill

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill were amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

The proposal generally aligns with the guidelines. The following chart provides an evaluation summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	EVALUATION
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing or planned primary transit stop	While beyond 600 metre radii of SAIT and Lions Park LRT Stations, North Crosstown BRT Stations are proposed along 16 Avenue NW just to the east of 12 Street NW (~350 metres).
4. On a collector or higher standard roadway on at least one frontage	12 Street NW is collector street. 11 Street NW is a residential standard.

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5. Adjacent to existing or planned non-residential development or multi-unit development	All adjacent corner parcels are identified as appropriate for 'Low Density Rowhouse'.
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	16 Avenue NW which is classified as an Urban Corridor is located approximately 300 metres to the south.
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required for this application. Pedestrian access is available via an established network of sidewalks in the area. While the SAIT LRT Station is beyond the typical Transit Orient Development (600 metre) threshold, transit service is available along 20 Avenue NW, 10 Street NW, 14 Street and 16 Avenue NW (routes 414, 404, 89, 65, 19, 5 and 4). It is anticipated that vehicular access will be from existing lane ways. Parking along 19 Avenue NW is restricted to permit holders. Some one hour and some two hour on-street parking is available along 12 Street NW and 11 Street NW, respectively.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of both parcels without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage as part of the Development Site Servicing Plan.

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 at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association (CHCA) had been circulated, but provided no comments in response to this proposal with the intent to remain neutral. Notwithstanding and subject to Council's decision on this application, the CHCA has offered to facilitate a meeting between the Applicant and adjacent land owners/neighbours at the time of development permit application(s).

Citizen Comments

Twelve letters have been submitted in opposition of the proposal at the time of writing this report. The comments received may be summarized as follows:

1. Additional demands on existing infrastructure - a lack of capacity on existing streets within the neighbourhood; impacts on existing sewer lines; additional demand for on-street parking on already congested streets (each R-CG development could result in 16 additional cars).
2. R-CG incompatible with low density development – three-storey rowhouse buildings within a low density R-C2 areas consisting of single, semi-detached dwelling and bungalows are not appropriate or desirable.
3. Decrease in property values in the area – many adjacent land owners invested in redevelopment or considerable upgrades to their R-C2 properties.
4. Loss of privacy and mature trees as a result of redevelopment.
5. Safety of children in the area as result of additional traffic.
6. Existing Enmax facilities preventing rowhouse development along 12 Street NW.
7. Not consistent with applicable ARP policies – Rowhousing and four-plexes should be limited to major corridors in our community.
8. Higher density development often supports rental properties – lack of care for the community, no sense of pride generally associated with ownership.

Public Meetings

The Applicant met with the representatives of the CHCA on 2017 June 07 to discuss the application.

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APPENDIX I

APPLICANT'S SUBMISSION

We are requesting to redesignate two residential properties (1302 19th Ave NW & 1201 19th Ave NW) in the community of Capitol Hill from R-C2 to R-CG to implement the policies of the North Hill Area Redevelopment Plan and to allow for future redevelopment under the R-CG guidelines. At this time no official plans have been submitted to the City of Calgary. The plan for 1302 19th Ave NW is to build four (4) attached row townhouses for resale. The plan for 1201 19th Ave NW has not yet been decided but the R-CG District would allow for up to four units on the property.

The proposal is intended to allow for a moderate increase in density and provide for a broader range of housing in Capitol Hill. Our proposed redesignation is in keeping with the Capitol Hill portion of the North Hill Area Redevelopment plan, in addition to the applicable policies of the City of Calgary Municipal Development Plan. Specifically, our redesignation 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.

The Land Use Bylaw in section 525 contains the following purpose statement regarding the RCG District:

"[...] (b) accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; (c) accommodates Secondary Suites and Backyard Suites with new and existing residential development; (d) provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade oriented housing over time; and (e) accommodates site and building design that is adaptable to the functional requirements of evolving household needs."

In addition, the properties are located in close proximity to transit (both C-train – 6 blocks away – and bus routes to downtown – 3 blocks away) and 6 blocks from a proposed BRT route. One of the goals of the City's Transit Oriented Development policies is having a higher population reside closer to public transit. In addition, the properties are located close to public schools, SAIT, the U of C and North Hill Shopping Centre. Having the ability to provide multiple dwellings/units on the properties (instead of the currently allowed two) would be beneficial for the residents as well as being in alignment with the goals of the City. Moreover, this community does not object to densification in accordance with the MDP.

In summary, the proposal complies with applicable municipal policies and our intention is to develop new housing that will enhance the streets of Capitol Hill and provide a more affordable and diverse housing options within the community. We believe that our proposed redesignation will only promote the economic growth of Calgary and will strengthen the community of Capitol Hill. I would like to thank the City of Calgary, Capitol Hill Community Association and other parties involved for taking the time to review our redesignation application.

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APPENDIX II

NORTH HILL AREA REDEVELOPMENT PLAN
FUTURE LAND USE POLICY – CAPITOL HILL

