

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 September 10**

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CPC2018-0778
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**Land Use Amendment in Capitol Hill (Ward 7) at 1521 – 20 Avenue NW,
LOC2018-0073, Bylaw 233D2018**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Formed Alliance Architecture Studio on 2018 April 04 on behalf of the landowners Robert R. Scott and Stacey A. Scott. This application proposes to redesignate a single residential parcel from Residential – Contextual Two Dwelling (R-C2) District to Multi- Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential buildings (e.g. townhouses, fourplexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of five dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the M-CG designation.

The proposal conforms to the *North Hill Area Redevelopment Plan* and is in keeping with the applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1521 - 20 Avenue NW (Plan 2864AF, Block 4, Lots 30 and 31) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

Moved by: L. Juan

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 28:

That Council hold a Public Hearing on Bylaw 233DD2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1521 - 20 Avenue NW (Plan 2864AF, Block 4, Lots 30 and 31) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi- Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 233D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

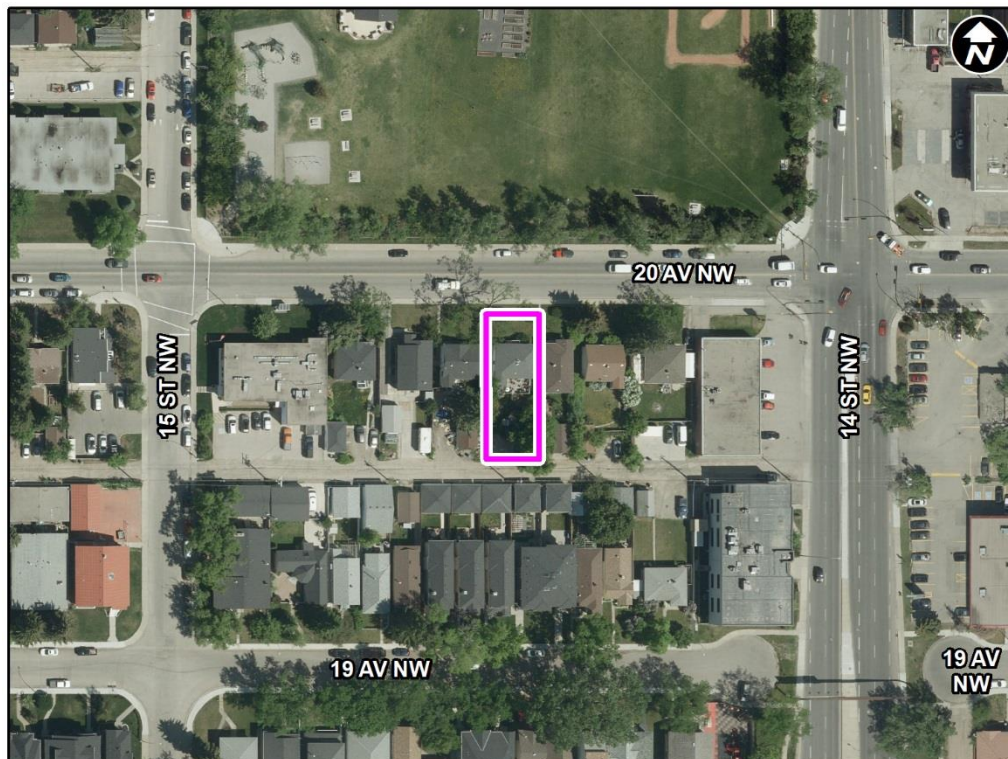
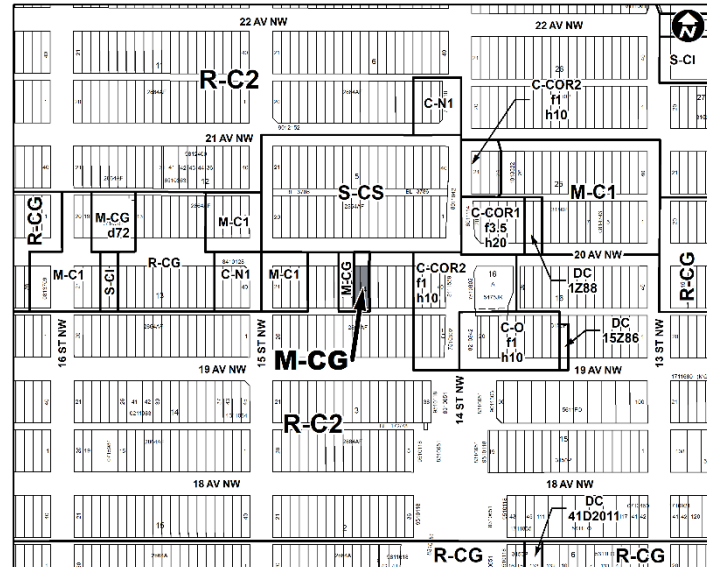
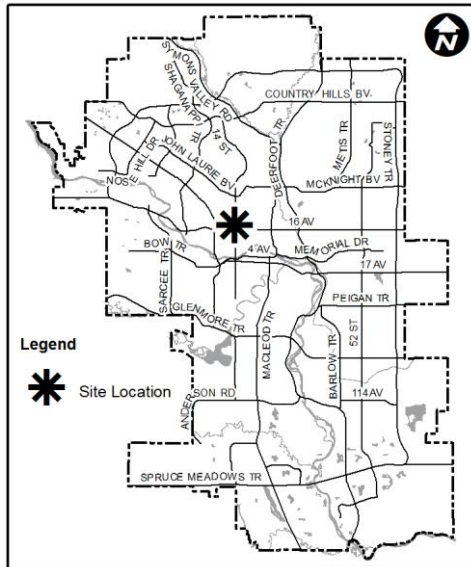
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BACKGROUND

Location Maps



**Land Use Amendment in Capitol Hill (Ward 7) at 1521 - 20 Avenue NW,
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Site Context

The subject site is located in the community of Capitol Hill, midblock on the south side of 20 Avenue NW, between 14 Street and 15 Street NW. Surrounding development is characterized by single detached homes, with a park housing the Capitol Hill Community Association building across the street on 20 Avenue NW.

Surrounding commercial land uses include neighbourhood commercial development on the corner of 14 Street and 20 Avenue NW, designated as Commercial – Corridor 2 (C-COR2).

A Royal Canadian legion site exists on the southeast corner of 20 Avenue NW and 15 Street NW and is designated as Multi-Residential – Contextual Low Profile (M-C1) District. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District with the adjacent property to the west designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The site is approximately 0.05 hectares in size with approximate dimensions of 14 by 36 metres. A rear lane exists to the south of the site. The property is currently developed with a one-storey single detached dwelling, with a parking pad accessing the rear lane.

As identified in *Figure 1*, the community of Capitol Hill has experienced a small decrease in population with 2016 being the peak population year.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2016
Peak Population	4,571
2017 Current Population	4,459
Difference in Population (Number)	-112
Difference in Population (Percent)	-2%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Capitol Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application represents a modest increase in density and allows for development that is compatible with the massing, layout and use of other buildings in the existing neighbourhood. The proposal aligns with planning policy in the area.

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Land Use

The subject property is currently designated Residential – Contextual One/Two Dwelling (R-C2) District, which is intended for development in the form of single detached, semi-detached and duplex dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended for low-height and low-density grade-oriented multi-residential developments where the façade of some or all dwelling units face a public street. The proposed district allows for a maximum building height of 12 metres and a maximum density of 111 units per hectare. The maximum density allowed under the M-CG district will allow for the applicant to develop a five-unit building, and encourage a form that is compatible with the adjacent low-density residential development.

Infrastructure

Transportation Networks

The site is also located approximately 60 metres from a transit stop located on 20 Avenue NW, serving routes 65, 404 and 414. The Lions Park LRT station is located approximately 1.1 kilometres on 14 Avenue NW. Vehicular access is available from 20 Avenue and the existing rear lane with future vehicular access, upon a redevelopment scenario, anticipated to be from the lane. A traffic impact assessment was not required as part of this application.

Utilities and 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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Capitol Hill Community Association has reviewed this application and submitted an email which stated they have no objection to this application.

Administration did not receive any letters from surrounding neighbours on this application.

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Engagement

No public meetings were held by the applicant or Administration for this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan*. While the South Saskatchewan Regional Plan makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan*. The applicable Municipal Development Plan 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 Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with the relevant policies of the Municipal Development Plan as the rules of the M-CG District provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

The subject parcel is located within the Medium Density Low-Rise area on May 4 of the *North Hill Area Redevelopment Plan*. The applicable Area Redevelopment Plan policies encourage low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. New developments in the form of townhouses, apartments, and live/work units are encouraged. Redevelopment of individual parcels should be sensitive with the neighbourhood context.

The proposal is in keeping with the relevant policies of the North Hill Area Redevelopment Plan as the rules of the M-CG District provide for development forms such as townhouses and apartments while being contextual to surrounding development.

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

The Location Criteria for Multi-Residential Infill is a tool for review of redesignation applications in the developed areas. 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 *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context. The following location criteria were consistent with the guidelines:

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- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage;
- direct lane access;
- adjacent to or across from existing or planned open space or park or community amenity;
- along or in close proximity to and existing or planned corridor or activity centres; and
- adjacent to existing or planned non-residential development or multi-unit development.

The following criteria were not met:

- within 600 metres of an existing or planned Primary Transit stop station; and
- on a corner parcel.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *North Hill Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended for parcels in close proximity or adjacent to low density residential development. The proposal allows for Multi-Residential Development in a variety of forms, and while it proposes a more intensive use of land, the relatively low height and low density makes the M-CG compatible with the established building form of the existing neighbourhood.

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ATTACHMENT(S)

1. Applicant's Submission
2. Capital Hill Community Association Letter
3. **Proposed Bylaw 233D2018**
4. **Public Submission**