

RECOMMENDATION(S)

That the Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1202 – 19 Avenue NW (Plan 3150P, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that would be compatible with the character of the existing neighbourhood, is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and implement the policies of the *North Hill Area Redevelopment Plan (2000)* (ARP).
- What does this mean to Calgarians? More housing choices available in the inner-city with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure and accommodation for a more diverse population.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by New Century Design on behalf of the landowner, DB Property Management Inc, on 2021 February 24. The Applicant Submission (Attachment 2) indicates that the owner's intention is to redevelop the property to accommodate a four-unit rowhouse building. The parcel is currently developed with a single detached dwelling and rear detached garage. A development permit application has not been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public

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stakeholders and the community association was appropriate. In response, the applicant contacted the Capitol Hill Community Association with conceptual plans for the development. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received three letters of opposition from the public during the application's review. The letters of opposition focused on the following areas of concern:

- building design;
- potential impacts on boulevard trees;
- increased density; and
- parking.

A response stating no objection was received from the Capitol Hill Community Association on 2021 May 21 (Attachment 4).

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, trees, density and parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

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

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform