

**Land Use Amendment in Capitol Hill (Ward 7) at 1229 – 20 Avenue NW, LOC2021-0061**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1229 – 20 Avenue NW (Plan 3150P, Block 18, Lots 25 and 26) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate two main residential buildings on a parcel, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for development of two main residential buildings consisting of the building types already allowed in the existing Residential – Grade-Oriented Infill (R-CG) 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 is generally compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed DC District would allow for greater variety of housing options within the community, and more efficient use of land, existing infrastructure, and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to 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 the landowner, Mina Hanna, on 2021 April 16. The subject site is located in the northwest community of Capitol Hill on 20 Avenue NW between 12 Street NW and 11 Street NW. The site is currently vacant and has lane access.

No development permit application has been submitted at this time. As indicated in the Applicant Submission (Attachment 3), the landowner has expressed the desire to accommodate a courtyard-style semi-detached development where two semi-detached units face 20 Avenue NW and two semi-detached units face an interior amenity space or courtyard.

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

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**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 stakeholders and the respective community association was appropriate. In response, the applicant reached out to the Ward Councillor, the Capitol Hill Community Association, and spoke to neighbours. The Applicant Outreach Summary can be found in Attachment 4.

**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.

The Capitol Hill Community Association (CA) was circulated and has not provided a response. Administration has followed up with the CA on 2021 June 22, however no updates are available.

Administration received one objection letter from the public, including a petition signed by four neighbouring households. Their concerns were related to privacy, shadowing of the neighbouring yards, and road safety in the area due increased traffic.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposal allows for a wider range of housing types than is allowed in the existing R-CG District, which may better meet the diverse needs of present and future populations in this community.

**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.

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**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure, and services, and provide more compact housing in the community. In addition, the proposal allows for greater flexibility in arrangement of the units on a midblock site than the R-CG District currently provides.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform