

Planning & Development Report to
Calgary Planning Commission
2021 June 3

ISC: UNRESTRICTED
CPC2021-0756
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Land Use Amendment in Capitol Hill (Ward 7) at 1615 – 20 Avenue NW, LOC2021-0004

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1615 – 20 Avenue NW (Plan 2864AF, Block 12, Lots 33 and 34) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 2).

RECOMMENDATION FROM THE CALGARY PLANNING COMMISSION, 2021 JUNE 03:

That Council hold a Public Hearing; and
Give three readings to **Proposed Bylaw 102D2021** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1615 – 20 Avenue NW (Plan 2864AF, Block 12, Lots 33 and 34) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a courtyard style rowhouse development in addition to the building types already allowed in the R-CG District (e.g. single detached, semi-detached, duplex dwellings, rowhouse building and secondary suites).
- The proposal does not represent an increase in density on the site, but rather would accommodate the same number of units currently allowed in a different building configuration than what is currently permitted. It also 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 for Calgarians? The proposed DC District would allow for a 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.
- A development permit has been submitted and is currently under review.
- 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 CivicWorks on behalf of the landowner, CH1615 Ltd, on 2021 January 15. The subject site is located in the northwest community of Capitol Hill, midblock on 20 Avenue NW between 15 Street NW and 16 Street NW. The site contains a single detached dwelling and a rear detached garage with access from a lane.

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A development permit application was submitted on 03 May 2021. The development permit (DP2021-3144) is proposing two three-storey buildings with two units facing 20 Avenue NW and two facing an interior courtyard. Each unit also includes a basement secondary suite. Additional details are included in Attachment 5.

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 stakeholders and the respective community association was appropriate. In response, the applicant placed signage on the property encouraging members of the public to reach out with questions or for more information, and dropped off postcards at approximately 150 nearby homes. 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 and notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received four letters from the public with regards to:

- lack of parking provided for the number of units proposed;
- parking restrictions along 20 Avenue limit parking available in the area; and
- general support for the application as there should be more redevelopment along 20 Avenue NW.

No comments from the Capitol Hill Community Association were received by Administration.

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.

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IMPLICATIONS

Social

The proposal allows for a wider range of housing types than is currently 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.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community. In addition, the proposal allows for the sensitive redevelopment of a mid-block site in keeping with the blocks current building placement and site configuration which has been difficult to achieve in the R-CG District.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with the application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 102D2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-3144) Summary
6. **CPC Commissioner Comments**

Department Circulation

General Manager	Department	Approve/Consult/Inform