

Land Use Amendment in Capitol Hill (Ward 7) at 1314 – 20 Avenue NW, LOC2021-0176

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acre ±) located at 1314 – 20 Avenue NW (Plan 3150P, Block 24, Lots 6 and 7) from Residential – Grade Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for a courtyard-style rowhouse development in addition to the building types already listed in the Residential – Grade Oriented Infill (R-CG) District (e.g., secondary suites, semi-detached and duplex dwellings, and rowhouse buildings).
- The proposal represents a modest increase in the density on the site to allow for development that is generally compatible with the character of the existing neighbourhood and is in keeping with the applicable policies in the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean for Calgarians? The proposed Direct Control District would allow for greater variety of housing options within the community and more efficient use of land, existing infrastructure and local amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for two semi-detached buildings has been submitted and is currently under review.
- There is no previous Council direction related to this project.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 October 26 by CivicWorks on behalf of landowners, Kiera Lee Nguyen. The subject site is located in the northwest community of Capitol Hill on 20 Avenue NW between 13 Street NW and 12 Street NW. The site contains a single detached dwelling with detached garage with rear lane access.

A development permit application for two three-storey semi-detached buildings was submitted on 2022 April 08 and is under review. See Development Permit (DP2022-02434) Summary (Attachment 3) for more information. The Applicant Submission for this application can be found in Attachment 4

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

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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 initiated their outreach process in November 2021. This included custom on-site signage (in addition to standard large format notification signage), letters that were hand-delivered to 209 surrounding households and a dedicated project team outreach phone line and e-mail address.

The applicant also engaged directly with the Capitol Hill Community Association (CA) and the Ward 7 Councillor's office. 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 and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one email from the public which did not raise any objection to the application. The CA did not provide any comments or respond to follow-up communications.

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 are being determined through review of the development permit.

Following Calgary Planning Commission, notifications for a 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 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 *Calgary Climate Strategy – Pathways to 2050*. 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 a more efficient use of land, existing infrastructure and services and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Development Permit (DP2022-02434) Summary
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform