

**Land Use Amendment in Capitol Hill (Ward 7) at 1224 – 20 Avenue NW, LOC2023-0046**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1224 – 20 Avenue NW (Plan 3150P, Block 23, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 MAY 4:**

That Council give three readings to **Proposed Bylaw 87D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1224 – 20 Avenue NW (Plan 3150P, Block 23, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented housing in a variety of attached, detached, clustered forms, stacked forms and secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that will 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.

**DISCUSSION**

This application, located in the northwest community of Capitol Hill, was submitted on 2023 February 22 by CivicWorks on behalf of SNH Developments Ltd.

The subject site is located midblock at 1224 – 20 Avenue NW, with an area of approximately 0.06 hectares (0.14 acres) and supported by a rear lane. The site is currently developed with a single detached dwelling. The intent of the application is to allow for five dwelling units with five secondary suites, as identified in the Applicant Submission (Attachment 2).

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

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**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and respective community association was appropriate. In response, the applicant provided letters to all addresses within approximately 200 metres of the site at the beginning of the application process. The applicant also contacted the Ward 7 Councillor's office and Capitol Hill Community Association. Furthermore, the applicant provided on-site signage (separate from standard City of Calgary signage), a webpage with additional information and provided a dedicated phone and email line for public responses. More details can be found in the Applicant Outreach Summary (Attachment 3).

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received three letters in opposition. The letters cited the following concerns:

- height and shadowing;
- too high of density;
- lack of green space;
- increased traffic; and
- on-site parking capacity and offsite impacts.

The Capitol Hill Community Association (CA) did not provide comments on the initial application circulation. Administration reached out to the CA again in April 2023, but no comments have been received by the time of writing this report.

**IMPLICATIONS**

**Social**

The proposed land use district would allow for additional configuration of housing types and may better accommodate housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

**Environmental**

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate 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 may provide more housing choice in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 87D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform