

Land Use Amendment in Capitol Hill (Ward 7) at 1531 – 20 Avenue NW, LOC2023-0048

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1531 – 20 Avenue NW (Plan 2864AF, Block 4, Lot 25 and a portion of Lot 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade-Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 114D2023** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1531 – 20 Avenue NW (Plan 2864AF, Block 4, Lot 25 and a portion of Lot 26) from Residential – Contextual One / Two Dwelling (R-C2) 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, 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 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 parcel.

DISCUSSION

This application, located in the northwest community of Capitol Hill, was submitted on 2023 February 23 by CivicWorks on behalf of the current landowners (Catherine and Terence Ellestad) and developer (SNH Developments Ltd.).

The subject site is located midblock at 1531 – 20 Avenue NW and is supported by a rear lane. The site is currently developed with a single detached dwelling and a garage. The intent of this application is to allow for 2 buildings with a total of 8 residential units (four dwelling units with four 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 the 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 and contacted the Capitol Hill Community Association. In addition, 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 7 letters in opposition. The letters cited the following concerns:

- height, shadowing, privacy, lot coverage;
- increased waste & recycling bins and rear lane driving conditions;
- protection of mature trees;
- potential sewer and water problems;
- increased traffic;
- decrease in parking availability, including a nearby business and concerns that illegal parking will increase at the Royal Canadian Legion; and
- construction will impact veterans accessing the Royal Canadian Legion and neighbours accessing their garages.

The Capitol Hill Community Association (CA) also provided comments to Administration indicating their opposition to the proposed application. The CA response can be found in Attachment 4.

When considering the suitability of a land use redesignation application, Administration considers if the proposal complies with applicable policies and if the proposal would fit within the surrounding context and land uses. Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate considering the proposal is within the Neighbourhood Flex Urban Form category of the *North Hill Communities LAP*, which is one of only two urban form categories within the LAP that allows for the H-GO development form. The details regarding building and site design, tree retention, parking and waste management will be reviewed through a future development permit application.

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Following Calgary Planning Commission, notifications for a 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 district would allow for additional configurations of housing types and will better accommodate housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

This application is located in close proximity to various transit stops, including being less than 400 metres from the Max Orange Bus Rapid Transit (BRT) route. This addresses the Calgary *Climate Strategy – Pathways to 2050* goal to have 40% of all trips to be taken by walking, wheeling or transit by 2030 as part of the zero carbon neighbourhoods objective. Further opportunities to align development of this site with applicable climate 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 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. Community Association Response
5. **Proposed Bylaw 114D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform