

Applicant Submission

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O2

Applicant Statement

On behalf of 1212 NW Calgary Ltd., O2 is proposing to amend the Land Use Bylaw (LUB) for one parcel located at 1212 20 Avenue NW in the neighbourhood of Capitol Hill. A land use amendment is required to re-designate the subject site from 'Residential – Grade-Oriented Infill' (R-CG) to 'Housing – Grade Oriented' (H-GO). Future intensification on the site will contribute to addressing the “missing middle”, providing grade-oriented housing in a thriving inner-city neighbourhood.

The subject site is located on 20 Avenue NW west of 11 Street NW and north of 16 Avenue NW, and currently contains one single-detached residential dwelling. The surrounding area is characterized by one and two-storey detached and semi-detached dwellings. The immediate area is experiencing a transition in built form, with several recent H-GO applications either approved or active near the subject site. Active development permits are located at 1224 20 Ave NW (DP2023-02610) 50 metres west of the site and 1531 20 Avenue NW (DP2023-03835), 600 metres west of the site. The immediate area is changing, increasing density to respond to the “missing middle” and providing alternative forms of housing for individuals at varying stages of life.

The site is well-served by nearby amenities including Confederation Park to the north, King George School to the east and SAIT to the south. Bus service located along 20 Avenue, fronting the site, with access to the SAIT LRT Station approximately 800 metres south. In addition, the Primary Transit Network of 16 Avenue NW and 14 Street NW are both within a 5-minute walk (420 metres and 450 metres) from the subject site, providing broader access to multi-modal options ideal to support increased density. On-street cycling connections are located west of the site on 12 Street NW with connections into Confederation Park and east on 10 Street NW and 9 Street NW. Pedestrian pathways are available around the site, enabling efficient access to broader community destinations.

The subject site is regulated by the North Hill Communities Local Area Plan (LAP), designated under the urban form category 'Neighbourhood Connector'. Neighbourhood Connector areas are envisioned to support a mix of housing types along higher activity streets. The site is designated under the building scale 'Low-Modified', enabling development up to four storeys. Future grade-oriented development is consistent with the North Hill Communities LAP and would not require a policy amendment to implement the development vision.

To allow for redevelopment on the subject site, a land use amendment is required to re-designate the site to 'Housing-Grade Oriented' (H-GO), enabling grade-oriented development in a variety of housing forms, creating choice for Calgarians in a desirable, well-connected neighbourhood.

Overall, the proposed land use amendment will enable a contextually sensitive development in an inner-city location. The immediate area is experiencing a transition with several active H-GO applications, diversifying housing choice and to support individuals at varying stages of life. The proposed development aligns with existing policies of the MDP, encouraging housing choice and diversity in developing inner city neighbourhoods. Intensification of the subject site is also supported by the Calgary Transportation Plan, encouraging redevelopment in locations with access to multi-modal opportunities, mitigating congestion and reducing environmental impacts associated with single occupancy trips. In addition, the proposed development is consistent with the North Hill Communities Local Area Plan urban form category and building scale modifier, responding to the growing housing demand, and proposing intensification in areas with access to public transportation and active travel connections.

In summary, the proposed land use enables a development that will:

- Increase residential growth within the inner city in proximity to existing transportation infrastructure and community amenities
- Provide grade oriented housing which is contextually sensitive to adjacent low density development and responds to changing housing needs of Calgarians
- Propose intensification in a dynamic and growing neighbourhood capable to respond to growth.