

**Land Use Amendment in Capitol Hill (Ward 7) at 1212 – 20 Avenue NW,
 LOC2023-0204**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1212 – 20 Avenue NW (Plan 3150P, Block 23, Lots 5 and 6) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 05:**

That Council give three readings to **Proposed Bylaw 234D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1212 – 20 Avenue NW (Plan 3150P, Block 23, Lots 5 and 6) 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, clustered, or stacked forms.
- 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 meet the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not 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 July 18 by O2 Planning and Design on behalf of 1212 NW Calgary Ltd., which, at the time of application submission had executed an agreement to buy the site from the current landowner.

The subject site is located mid-block at 1212 – 20 Avenue NW, with an area of approximately 0.06 hectares (0.14 acres). The site is currently developed with a single detached dwelling and rear detached garage accessed from the rear lane. The intent of the application is to allow for the development of a grade-oriented multi-residential development 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 the public/interested parties and Capitol Hill Community Association was appropriate. In response, the applicant completed a postcard circulation to directly adjacent neighbours, organized a virtual public meeting and contacted the Community Association and the Ward 7 Councillor's Office. No feedback was received through the applicant's outreach efforts. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties and published [online](#). Notification letters were also sent to adjacent landowners. The application was notice posted close to the CPC meeting date.

Administration received one letter of opposition which raised concerns about the increased demand for parking that would be created by this project. The Capitol Hill Community Association did not provide comments. Administration contacted the community association to follow up, and no additional response was received.

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 amendment would enable additional housing to be developed and may better accommodate the housing needs of different age groups, lifestyles and demographics which contributes to a more inclusive community.

Environmental

This application does not include any 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.

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.

**Planning and Development Services Report to
Calgary Planning Commission
2023 October 05**

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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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 234D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform