

Land Use Amendment in Capitol Hill (Ward 7) at 1239 – 18 Avenue NW, LOC2023-0365

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 1239 – 18 Avenue NW (Plan 3150P, Block 8, Lots 21 and a portion of Lot 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwelling and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be 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 it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may 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 land use amendment application, in the northwest community of Capitol Hill, was submitted by New Century Design on behalf of the landowner Ricardo Estrada on 2023 November 25. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for a three-unit rowhouse with secondary suites in the future.

The approximately 0.04 hectare (0.10 acre) parcel is located on the southeastern corner of 12 Street NW and 18 Avenue NW. There is lane access at the south property line with access to a garage. Surrounding development is characterized by low density residential development designated as Residential – Contextual One/Two Dwelling (R-C2) District and, to the south, the R-CG District, with a range of building forms and age of residential development. In addition, the sit is in close proximity to the Southern Alberta Institute of Technology (SAIT), the Alberta University of the Arts (AUArts), the 16 Avenue NW corridor and North Hill Shopping Centre.

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

Land Use Amendment in Capitol Hill (Ward 7) at 1239 – 18 Avenue NW, LOC2023-0365

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 respective community association was appropriate. In response, the applicant sent a letter to the Capitol Hill Community Association and delivered postcards to the closest 80 neighbours within a 60 metre radius of the site. They also provided a letter to the Ward Councillor to share their plan for the site. 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, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters in relation to the land use application, expressing neither support nor opposition. They did, however express concerns that will be dealt with at development permit stage. The letters indicated the following areas of concern:

- loss of trees;
- number of units relating to secondary suites;
- increase in parking requirements; and
- increase in building height.

No comments from the Capitol Hill Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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 will be reviewed and determined at the development permit stage.

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 R-CG District would allow for a wider range of housing types and, as such, may better accommodate the housing needs of different age groups, lifestyles and demographics.

Land Use Amendment in Capitol Hill (Ward 7) at 1239 – 18 Avenue NW, LOC2023-0365

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform