

Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0312

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.17 hectares $\pm$ (0.41 acres $\pm$) located at 2054 – 12 Street NW, 1235 and 1229 – 20 Avenue NW (Plan 3150P, Block 18, Lots 21 to 26) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
JANUARY 25:**

That Council give three readings to **Proposed Bylaw 79D2024** for the redesignation of 0.17 hectares $\pm$ (0.41 acres $\pm$) located at 2054 – 12 Street NW, 1235 and 1229 – 20 Avenue NW (Plan 3150P, Block 18, Lots 21 to 26) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) 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 in a scale that is consistent with low density residential districts.
- This application represents an appropriate density 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 *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for greater variety of housing options 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 may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for 15 units and 15 suites has been submitted and is under review.
- 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 Horizon Land Surveys on behalf of the landowners, 916403 Alberta Ltd. (Mina Kamel Hanna) and Mannat & Naseeb Holding Ltd., on 2023 October 13. The Applicant Submission is provided in Attachment 2. A non-concurrent development permit (DP2023-08085) for a townhouse complex was submitted on 2023 November 15 and is under review.

The approximately 0.17-hectare site is located on the southeast corner of 20 Avenue NW and 12 Street NW. The site has rear lane access and is comprised of three parcels; two are currently developed with single detached homes and rear garages, while the third is vacant.

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

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 reached out to the Ward Councillor, the Capitol Hill Community Association, and delivered postcards to neighbours within a 90 metre radius. 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, published [online](#), and notification letters were sent to adjacent landowners.

The Capitol Hill Community Association (CA) was circulated and has not provided a response. Administration followed up with the CA on 2023 December 21, however a response has still not been received. Administration received one objection letter from a member of the public. It noted concerns related to parking availability, increased traffic and congestion in the lane caused by waste bins.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as the above noted concerns can be effectively addressed during review of the development permit, which will carefully consider site design, waste and recycling, and on-site parking.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out 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 a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to

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align future development on this site with applicable climate strategies are being explored and encouraged during review of the related development permit.

Economic

The proposed land use would allow for 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
- 4. Proposed Bylaw 79D2024**
- 5. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform