

Land Use Amendment in Capitol Hill (Ward 7) at 1134 – 20 Avenue NW, LOC2024-0032

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0664) to the 2024 July 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 1134 – 20 Avenue NW (Plan 3150P, Block 22, Lot 17) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate limited commercial uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for Health Care Service, Instructional Facility, Office and Retail and Consumer Service, in addition to the uses already listed in the Housing – Grade Oriented (H-GO) District.
- The proposal 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 would allow for an existing building to be repurposed for additional uses that meet the daily needs of area residents.
- Why does this matter? The proposed Direct Control (DC) District would allow for more flexible use of the existing building, increasing the services available to nearby residents in a form that is consistent with adjacent development.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel, which will be redesignated as the H-GO District. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This application, in the northwest community of Capitol Hill, was submitted by Mark Greenhalgh on behalf of the landowner, Briovi Services Inc., on 2024 February 06. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to use the existing dwelling to accommodate a psychology clinic.

The approximately 0.03 hectare (0.07 acre) site is located on the north side of 20 Avenue NW. It is currently developed with a single detached dwelling and has rear lane access. The site is approximately 150 metres (a three-minute walk) from the intersection of 20 Avenue NW with 10 Street NW, which is identified as a Neighbourhood Activity Centre in the LAP.

A detailed planning evaluation of the application, including location maps and 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 the Community Association was appropriate. In response, the applicant contacted the Capitol Hill Community Association and Ward Councillor by email and immediate neighbours with physical letters. The Applicant Outreach Summary can be found in Attachment 4.

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 one letter of support and one letter of opposition. The letter of support noted that they spoke with the applicant about their plans for the property and expressed support for the use of a DC District. The letter of opposition noted concerns with the impact of the building height, the intended use of the property, the amount of parking required and a drastic change to the view.

The Capitol Hill Community Association did not provide a response to this application. Administration followed-up with the Community Association but no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The provision of on-site parking, site access, landscaping and waste and recycling management 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed DC District would allow for a greater choice of services that would allow area residents to better meet their daily needs.

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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 DC District would allow for additional commercial opportunities in the area, contributing to the overall economic vitality of the neighbourhood.

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. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform