

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to six dwelling units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *North Hill Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed M-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant Submission
2. Community Meeting Report
3. Proposed Amendments to the North Hill Area Redevelopment Plan
4. **Community Association Letter**

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 06 2019

ITEM: 7.2.12 CPE2019-0704
Distribution

CITY CLERK'S DEPARTMENT