

Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 22 Avenue NW, LOC2019-0102

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2019-0102) to the 2021 January 18 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1501 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f2.0h12) District.

HIGHLIGHTS

- The proposed redesignation is intended to accommodate office use in the existing residential building, as well as the potential for commercial and residential redevelopment up to a height of 12 metres in the future.
- The proposal allows for an appropriate building form in a location well served by existing infrastructure and in close proximity to services and employment and is in keeping with the applicable policies of the *Municipal Development Plan* and *North Hill Area Redevelopment Plan*.
- What does this mean to Calgarians? More housing and employment opportunities for inner city living with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? Allowing for more density and intensity at this location represents more efficient use of transit infrastructure and offers more mobility choices to residents.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application in the northwest community of Capitol Hill was submitted by K5 Designs on 2019 June 28 on behalf of the landowner Owen Pang.

The subject site is located west of 14 Street NW, south of 22 Avenue NW and is approximately 0.06 hectares (0.14 acres) in size. The proposed Mixed Use - General (MU-1f2.0h12) District is intended to allow for a mix of commercial and residential development to a height of three storeys.

The *North Hill Area Redevelopment Plan* (ARP) contemplates a maximum building height of up to 16 metres at this location. The proposed maximum building height is 12 metres to help limit building size and the associated parking demand in the future depending on the use. The

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16 metre height in the current ARP is based on the inclusion of multiple sites together into a future redevelopment, which in turn could better accommodate all the necessary on-site provisions.

No development permit application has been submitted at this time.

A detailed planning evaluation of this policy and land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the Community Association was appropriate. The applicant team reached out to the Community Association and adjacent residents. Please refer to the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#) and notification letters were sent to adjacent landowners.

Administration received 4 letters of general support and 2 neutral letters from adjacent landowners. The letters of support state that this type of mixed-use redevelopment is needed in the area. The neutral letters sought additional information regarding the proposal and the land use amendment process in general.

Administration received a letter of support from the Capitol Hill Community Association on 2020 November 25 (Attachment 4).

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The detailed design with respect to the building form and its impact on adjacent parcels, as well as the associated parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for 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.

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IMPLICATIONS

Social

The proposed application enables the continuation of redevelopment within Capitol Hill while also providing for greater housing and employment choices. The development of these lands will enable a more efficient use of land and infrastructure while also supporting surrounding commercial uses and amenities.

Environmental

This application does not include any specific actions that address objectives of the [Climate Mitigation Action Plan](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Economic

Potential future redevelopment will allow for a modest increase in the number of people living and working at the subject site. This will add value to the site, make more efficient use of existing infrastructure and increase local economic activity.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform