

Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 23 Avenue NW, LOC2020-0120

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1501 – 23 Avenue NW (Plan 2864AF, Block 7, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented Infill (M-CGd75) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property from R-C2 District to M-CGd75 District to allow for low density development with the intent of building a three-unit residential building.
- The application represents an appropriate density increase 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. The application conforms with the relevant policies of the *Municipal Development Plan (MDP)* and the *North Hill Area Redevelopment Plan-2000 (ARP)*.
- What does this mean to Calgarians? This proposal allows for more choice in the types of housing available to homebuilders and residents, and promotes more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- No development permit has been submitted at this time.
- 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 was submitted on 2020 August 11 by K5 Designs on behalf of the landowners, Catalin and Irina Caprita. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to develop a three-unit residential building with the option for live work units.

The subject site is located in the northwest community of Capitol Hill, west of 14 Street NW and south of 23 Avenue NW. The site is approximately 0.06 hectares (0.14 acres), with rear lane access from the southern property line.

The proposed M-CGd75 District allows for multi-residential development in a variety of forms with some or all units having direct access to grade. A density modifier of 75 units per hectare is proposed, which would allow for a maximum of four units on the site based on parcel area.

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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.

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. In response, the applicant placed signage on-site with their contact information, and contacted the Capitol Hill Community Association.

The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter in opposition to the application, and one letter in support. Reasons for opposition included the desire to maintain single detached homes in Capitol Hill, and concerns with parking, short-term rentals, and garbage in back lane. Reasons for support included increasing density along 14 Street NW makes sense, and the neighbourhood could support more commercial/live/work.

No comments from the Capitol Hill Community Association were received by Administration.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking, and number of units will be reviewed and determined at the development permit stage.

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 allows for a wider range of housing types than the existing land use district, and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

The proposal will make more efficient use of existing infrastructure and services.

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

Department Circulation

| General Manager | Department | Approve/Consult/Inform |
|-----------------|------------|------------------------|
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