

Planning & Development Report to  
Calgary Planning Commission  
2022 June 2

ISC: UNRESTRICTED  
CPC2022-0487  
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**Land Use Amendment in Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW,  
LOC2022-0004**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 1502 and 1508 – 22 Ave NW (Plan 2864AF, Block 7, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 2:**

That Council give three readings to **Proposed Bylaw 105D2022** for the redesignation of 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 1502 and 1508 – 22 **Avenue** NW (Plan 2864AF, Block 7, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

**Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission,  
held 2022 June 02:**

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“A clerical correction was noted in the Recommendation of Report CPC2022-0487, by deleting the word "Ave" following the words "proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 1502 and 1508 – 22", and substituting with the word "Avenue".”

**HIGHLIGHTS**

- This application seeks to redesignate the site to allow for multi-residential development in addition to the building types already allowed (e.g. duplex and semi-detached dwellings).
- The proposal would allow for an appropriate increase in building height and development intensity providing for redevelopment that integrates with the existing neighbourhood and aligns 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? This application represents a modest increase in density in close proximity to established transit routes in an inner-city neighbourhood.
- Why does this matter? This proposal allows for more choice in the types of housing available in the neighbourhood and promotes more efficient use of existing infrastructure.
- 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.

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**DISCUSSION**

This land use amendment was submitted on 2022 January 12 by Tom Hong on behalf of the landowners, Dennis Kwan, Emily Yin Leung and Tamson Development. No development permit has been submitted at this time.

The subject site is located in the northwest community of Capitol Hill, west of 14 Street NW and north of 22 Avenue NW. The site consists of two parcels and is approximately 0.11 hectares (0.28 acres) with rear lane access from the northern property line.

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 this 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 wrote and delivered a letter on 2022 January 21 to all surrounding neighbouring properties. The applicant has received one letter of support. The applicant also contacted the community association of Capitol Hill on 2022 February 2 and supplied the same letter sent to neighbours. No response from the Community Association has been received.

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 of opposition from the public. They included the following areas of concern:

- loss of community character;
- decrease in property value for surrounding properties;
- on street parking;
- number of units/density;
- lot coverage;
- setbacks; and
- shadowing.

Administration also received two letters of support from the public - one of them sent directly from the member of the public, and the other one sent through the applicant. The letters of support included the following:

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- supported having more neighbours;
- application is supportive of MDP goals to achieve a compact city and manage growth;
- potential to transform the streetscape in a positive way;
- 14 Street SW is capable of handling more building massing and higher development;
- and
- suggested main floor commercial uses.

The Capitol Hill Community Association has been circulated, but has not provided any comments.

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

Following Calgary Planning Commission, notifications for the Public Hearing of Council regarding the land use amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commissions' recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The proposed land use meets the vision of the MDP which is to provide development that accommodates the housing needs of different age groups, lifestyles and demographics.

### **Environmental**

This land use submission does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent develop approval stages.

### **Economic**

The ability to create a multi-residential development would allow for a more efficient use of land and existing services and leveraging of existing transit infrastructure in the area.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this application.

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Community Association Response**
5. **Proposed Bylaw 105D2022**
6. **Public Submissions**
7. **CONFIDENTIAL Public Submission**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform