

Land Use Amendment in Capitol Hill (Ward 7) at 1308 – 17 Avenue NW, LOC2022-0076

RECOMMENDATION:

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 1308 – 17 Avenue NW (Plan 3150P, Block 7, Lots 3 and 4) from Residential – Grade Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a grade-oriented development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for a courtyard-style semi-detached development in addition to the building types already listed in the Residential – Grade Oriented Infill (R-CG) District (e.g. secondary suites, semi-detached and duplex dwellings, and rowhouse buildings).
- The proposal represents a modest increase in the development forms permitted on the site to allow for development that is generally compatible with the character of the existing neighbourhood and is in keeping with the applicable policies in the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure and local amenities.
- Why does this matter? More housing options help to welcome new residents to Calgary's older neighbourhoods, supporting existing services and revitalizing established neighbourhood areas.
- A development permit for two semi-detached buildings has been submitted and is under review.
- There is no previous Council direction related to this project.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the northwest community of Capitol Hill, was submitted by CivicWorks on behalf of the landowner, Gurjot Gill, on 2022 May 03. The 0.06-hectare mid-block site is located on the north side of 17 Avenue NW between 13 Street NW and 14 Street NW. The site currently contains a single detached dwelling and detached garage and is accessible from the rear lane.

The development concept for this site includes two three-storey semi-detached dwellings as per the Applicant Submission (Attachment 3). A development permit aligned with that concept was submitted 2022 May 30 and is under review. See Attachment 4 - Development Permit (DP2022-03724) Summary for additional information.

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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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 respective community association was appropriate. In response, the applicant initiated their outreach process in June 2022. This included custom on-site signage, letters that were hand delivered to 140 surrounding residents, and a dedicated phone line and email address.

The applicant also engaged directly with the Capitol Hill Community Association (CA) and the Ward 7 Councillor's office. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

No submissions from the public were received by Administration and the CA did not provide any comments or respond to follow-up communications.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is for a low-density residential district compatible with the existing character of the neighbourhood. The building and site design, as well as number of units and on-site parking, is being reviewed as part of the ongoing development permit application (DP2022-03724).

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment application 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.

IMPLICATIONS

Social

The proposed DC District allows for a wider range of housing forms than is currently allowed in the existing R-CG District, which may better meet the diverse needs of present and future populations in this community.

Environmental

This application does not include any actions that specifically address objectives of the Calgary Climate Strategy – Pathways to 2050.

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Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Development Permit (DP2022-03724) Summary
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform