

**Land Use Amendment in Capitol Hill (Ward 7) at 1740 – 22 Avenue NW, LOC2023-0022**

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**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 1740 – 22 Avenue NW (Plan 2864AF, Block 23, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for townhouses and rowhouses in addition to the building types already allowed in the existing land use district (e.g. single detached, semi-detached, duplex dwelling and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping 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? The proposed Residential – Grade Oriented Infill (R-CG) District would allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this application.

**DISCUSSION**

This application, located in the northwest community of Capitol Hill, was submitted by CTZN Architecture on behalf of the current landowner, NAY Development Inc., and future landowner, Professional Custom Homes Ltd., on 2023 January 24.

The approximately 0.06 hectare  $\pm$  (0.14 acres  $\pm$ ) parcel is located at the northeast corner of 22 Avenue NW and 17 Street NW and is supported by a rear lane along the northern property line. The site is currently vacant. A permit to allow for demolition of the detached dwelling and garage was issued 2022 December 14. The intent of the application is to allow for four rowhouse units and four secondary suites at the development permit stage, as identified in the Applicant Submission (Attachment 2).

Traffic and parking considerations are typically assessed during the development permit stage. However, during processing of this application numerous specific concerns were raised about the intersection of 17 Street NW and 22 Avenue NW. Administration therefore asked the applicant to provide a Traffic Impact Assessment (TIA).

A detailed planning evaluation of the application, including location maps and site context, and a summary of the TIA is provided in the Background and Planning Evaluation (Attachment 1).

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**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the following outreach was conducted:

- the applicant met with the Capitol Hill Community Association (CA) on 2023 January 17 and again on 2023 April 04; and,
- the applicant communicated directly with the surrounding neighbours in the fall of 2022.

The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, a notice was posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter where the writer indicated that they were in support of responsible density and were not concerned about the proposed number of units.

Administration received 53 letters in opposition. The letters of objections can be summarized as follows and sited the following concerns:

- student pedestrian safety around the school;
- the lack of crosswalks at the intersection of 17 Street NW and 22 Avenue NW;
- increased traffic and reduced parking availability;
- increased density, lot coverage, shadowing, and privacy;
- the loss of the mature trees on the site; and
- community character of a four plex would not fit as this area is still mainly single and semi-detached.

Comments received from the Community Association, which can be seen in Attachment 4, noted that they also received concerns from the residents about:

- the safety of the above noted intersection regarding the number of students crossing the intersection to get to school; and
- additional units and vehicles would make this intersection more dangerous.

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When determining the suitability of a land use redesignation application, Administration considers if the proposal complies with the applicable policies and if the proposal would fit within the surrounding context and land uses. Administration considered the relevant planning issues specific to the application and has determined the application to be appropriate. The building, site design and further review of traffic and parking considerations will be evaluated through a future development permit application.

Following Calgary Planning Commission, notifications for a 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 application may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

**Environmental**

This application is in close proximity to various transit stops and is near on street bicycle routes. This addresses the *Calgary Climate Strategy – Pathways to 2050* goal to have 40% of all trips to be taken by walking, wheeling or transit by 2030 as part of the zero carbon neighbourhoods objective. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform