

Land Use Amendment in Capitol Hill (Ward 7) at 1836 – 17 Avenue NW, LOC2023-0035

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 1836 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a multi-residential development in accordance with the Multi-Residential – Contextual Grade Oriented (M-CG) District regulations.
- The application will allow for a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposed M-CG District would allow for more housing choice within the community and a more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposed M-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted on 2023 February 15 by Sphere Architecture on behalf of the landowner Paul S. Taylor. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to obtain land use amendment approval to accommodate multi-residential development.

The subject site is located in the community of Capitol Hill, fronting onto 17 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres long.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

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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/interested parties and respective community association was appropriate. In response, the applicant reached out to the Capitol Hill Community Association, the Ward 7 Councillor's office, as well as neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received two letters of opposition from the public. Areas of concern included density, parking impacts, shadowing, privacy and lot coverage.

The Capitol Hill Community Association was notified of the application but did not provide any comments. Administration contacted the Community Association to follow up and no response was received.

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 a Public Hearing of Council 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 would allow for a wider range of housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The Applicant has indicated they plan to pursue climate resilience initiatives such as rough-ins for electric vehicle charging and solar power, as well as targeting an energy star rating system as part of future development processes. This aligns with actions and objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a multi-residential building would allow for more efficient use of land, existing infrastructure and services.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform