

Land Use Amendment in Capitol Hill (Ward 7) at 1539 — 22 Avenue NW, LOC2023-0032

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1539 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *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 choice within the community and 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 related to this proposal.

DISCUSSION

This land use amendment was submitted by Goaldex Builders on behalf of the landowner, Harnoop Gosal, on 2023 February 10. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for a four-unit rowhouse.

The approximately 0.06-hectare (0.14 acre) parcel is located in the northwest community of Capitol Hill on the southeast corner of 22 Avenue NW and 15 Street NW. It is currently developed with a single detached dwelling and a detached garage, accessed from the rear lane. This site is 70 metres (one-minute walk) north of the Capitol Hill Community Association.

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

- 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 the public/interested parties and Community Association was appropriate. In response, the applicant reached out to the Capitol Hill Community Association and neighbouring properties to provide an overview of the application. 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, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 19 letters of opposition, one letter of support and one letter neither in opposition nor support from the public. The letter in support noted they are in favour of redevelopment and densification. The letters of opposition included the following areas of concern:

- increased density;
- increased height;
- increased traffic, lane congestion and parking issues;
- decreased safety around the park and playground zone;
- loss of community character; and
- public infrastructure and amenities such as schools, and roads may not be able to accommodate an increase in users.

No comments from the Capitol Hill Community Association were received. Administration contacted the Community Association 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 to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Capitol Hill and provides a future framework for residential development. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities.

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Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The ability to develop up to four dwelling units on the site would allow for 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.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform