

Land Use Amendment in Capitol Hill (Ward 7) at 1602 – 19 Ave NW, LOC2023-0253

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 1602 – 19 Avenue NW (Plan 2864AF, Block 13, Lots 1 and 2) 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 existing 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 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 *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 it 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 application was submitted by Horizon Land Surveys on behalf of the landowners, Xiao Ming Fang and Ji Hua Zhao, on 2023 September 1. No development permit has been submitted at this time.

The 0.06 hectare ± (0.14 acre ±) corner site is located on 19 Avenue NW, on the west side of 15 Street NW. Surrounding development include single detached and semi-detached development, a chiropractor and massage therapy business (The Wellness Centre) and the Alberta-NWT Command Royal Canadian Legion. The site is located close to downtown Calgary, close to a higher activity road (20 Avenue NW), is within walking distance of LRT, BRT and local transit stops, and is within a Transit-Oriented Development (TOD) area. The proposed R-CG District would accommodate a moderate intensification in density, while providing flexibility with respect to building forms.

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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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 the community association was appropriate. In response, the applicant contacted area residents within a 90-metre radius, the local Ward 7 Councillor's Office and the Capitol Hill Community Association. The applicant delivered post cards and knocked on doors to speak with residents. 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.

No comments from the Capitol Hill Community Association were received. Administration contacted the Community Association to follow up and no response was received. Administration received four letters of opposition from the public, which included the following concerns:

- density – too many units and related to the concerns listed below;
- safety – increased traffic creates hazards for children in the area, including those crossing the street to the nearby park and daycare;
- parking – insufficient on-site provided/required, insufficient on-street parking, residents want to be able to park in front of their homes and plug in their vehicles during winter;
- sewer and stormwater system – past and proposed higher density developments will impact infrastructure capacity, want a detailed report showing the impact that the proposed development will have;
- drainage – observed flooding and concern that further development of tightly packed buildings will cause more flooding;
- affordability – contests the public benefit of removing older, more affordable housing stock with new, more expensive housing;
- removal of mature trees – these types of development result in removal of existing, mature trees and result in decreasing the aesthetics of the neighbourhood;
- waste, recycling and compost storage/staging – insufficient space for 24 bins for units and suites;
- community character – the proposal and similar developments are eroding the appeal of the community;
- privacy;
- noise pollution;
- shadowing;
- precedent – approval of this proposal will encourage more development in the area; and

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- incompatible with the MDP – this proposal does not comply with the Greening the City and Connecting the City objectives, is a poor management of growth and change, and erodes community appeal.

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, on-site parking, landscaping, amenity areas and architecture 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 R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. 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 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. Applicant Submission
3. Applicant Outreach Summary

**Planning and Development Services Report to
Calgary Planning Commission
2023 December 07**

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CPC2023-1200
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform