

**Land Use Amendment in Capitol Hill (Ward 7) at 1532 – 21 Avenue NW,  
 LOC2023-0315**

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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 ± (0.14 acres ±) located at 1532 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 15 and 16) 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 the *North Hill Communities Local Area Plan* (LAP).
- What does it 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 been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northwest community of Capitol Hill was submitted by Horizon Land Surveys on behalf of the landowners Qicai Lin and Jing Zhang, on 2023 October 13. The applicant identified the intent to develop a townhouse building in the Applicant Submission (Attachment 2). A development permit application (DP2023-08410) for a four-unit building with four secondary suites was submitted on 2023 November 29 and is under review.

The approximately 0.06 hectare (0.14 acre) midblock site is located on 21 Avenue NW with rear lane access to the north. There is currently a single detached residential dwelling on site with an accessory building (detached garage) accessed from the rear lane. This site is approximately 750 metres (12-minute walk) from North Hill Shopping Center and in close proximity to schools, restaurants and other commercial and retail uses. There are multiple transit routes located on 14 Street NW and 20 Avenue NW within 200 metres (three-minute walk) of the subject parcel.

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 respective community association was appropriate. In response, the applicant visited homes within a 90-metre radius to discuss the application in person with residents. The applicant reached out to the Capitol Hill Community Association and councillor office but did not receive a response. Postcards were also delivered to neighbours as well. 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 three letters of opposition from the public. Concerns noted were related to the proposed land use and its potential negative impact on density and built form, privacy and character of the community.

No comments from the Capitol Hill Community Association (CA) were received. Administration contacted the CA 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 R-CG District enables development at a scale that is contextually appropriate in an existing low density residential area. The building and site design, on-site parking and number of units 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 the development of a variety of housing types that may better accommodate the needs of different households and lifestyles which contributes to a more inclusive community.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use amendment would provide increased housing choice and diversity in the community allowing for a more efficient use of land, services and existing infrastructure.

**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