

Land Use Amendment in Capitol Hill (Ward 7) at 1832 – 27 Avenue NW, LOC2023-0276

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 1832 – 27 Avenue NW (Plan 6574AW, Block 3, 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 current 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 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.
- No development has been submitted at this time.
- 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 Tricor Design Group on behalf of the landowners, Ahmad Moini, Khalil Irani, Mehran Keshavarzian, and Narinder Pal Sing Sidhu, on 2023 September 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to allow for a variety of housing forms.

The 0.05 hectare (0.13 areas) site is located at the northeast corner of 27 Avenue NW and 18 Street NW and has a rear lane. The site is currently developed with a single detached dwelling with attached garage accessed from 27 Avenue NW. Future vehicle access will be from the rear lane.

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 emailed the Capitol Hill Community Association and hand delivered letters to the adjacent 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 the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition, one letter of support from the public, and two letters indicating neither support nor opposition of this application but expressing concerns around on-street parking, pedestrian safety and traffic control on 27 Avenue NW and 18 Street NW. The letters of opposition included the following areas of concern:

- negative effect on housing affordability;
- increased building height;
- setback concerns;
- building design may not compatible with local context;
- loss of mature trees, and
- impacts on adjacent properties due to increased density.

The Capitol Hill Community Association did not provide comments on this application. Administration has followed up with the community association, but no response has been received to date.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as the proposal represents moderate and sensitive intensification in alignment with applicable policies. The building design and site layout, number of units on-site, and parking and landscaping 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.

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IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

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 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 housing choices 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform