

Land Use Amendment in Capitol Hill (Ward 7) at 1703 – 23 Avenue NW, LOC2023-0341

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±) at 1703 – 23 Avenue NW (Plan 2864AF, Block 23, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 JANUARY 11:**

That Council give three readings to the **Proposed Bylaw 65D2024** for the redesignation of 0.06 hectares± (0.14 acres±) at 1703 – 23 Avenue NW (Plan 2864AF, Block 23, Lots 39 and 40) 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 listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan (MDP)* and the *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 increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a rowhouse building with secondary suites has been submitted and is currently under review.
- There is no previous Council direction regarding 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 landowner, Red Carpet Inn Ltd. on 2023 November 1. The proposal is to obtain land use amendment approval to accommodate a rowhouse development with up to four units, as per the Applicant's Submission (Attachment 2). A Development Permit (DP2023-08373) for a rowhouse building with four secondary suites and an accessory residential building has been submitted and is currently under review.

The approximately 0.06 hectare (0.14 acre) site is a single parcel located at the southwest intersection of 16 Street NW and 23 Avenue NW. The proposed R-CG District would allow for the development of grade-oriented housing primarily in the form of rowhouse and townhouse

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buildings, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

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

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 relevant public groups and the respective community association was appropriate. In response, the applicant conducted a postcard delivery to residents within a 90-metre radius of the site, as well as contacting the Community Association and the Ward Councillor. 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 also sent to adjacent landowners.

Administration received six responses from the public, two were neutral and four were in opposition, noting the following areas of concern:

- impact on availability of street parking and increased traffic;
- insufficient capacity of aging sewer infrastructure leading to backups; and
- loss of trees and deterioration of the neighborhood's character.

The Capitol Hill Community Association did not provide a response. 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. In response to public concerns, on-site vehicle parking stalls, bicycle parking stalls and mobility storage lockers will be required in alignment with the MDP at the development permit stage. Infrastructure capacity will also be assessed during the development permit phase. Furthermore, efforts will be made to collaborate with the applicant to retain trees wherever feasible, and high-quality urban design that respects and enriches the existing community character will be actively encouraged. The building and site design, and on-site parking will be further reviewed and determined at the development permit stage.

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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 R-CG District would allow for a wider range of housing types than the current land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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 compact housing 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
4. **Proposed Bylaw 65D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform