

Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413

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 1538 – 22 Avenue NW (Plan 2864AF, Block 7, Lots 19 and 20) 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 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 for a rowhouse building with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted by CivicWorks on behalf of the landowner, Brad Prather, on 2023 December 21. The applicant identified their intent to develop a built form that could allow for four dwelling units and four secondary suites as referred to in the Applicant Submission (Attachment 2). A development permit application (DP2024-00642) for a four-unit rowhouse building with secondary suites was submitted 2024 January 29 and is under review.

The approximately 0.06 hectares (0.14 acres) parcel is located in the northwest community of Capitol Hill on the northeast corner of 15 Street NW and 22 Avenue NW. It is currently developed with a single detached dwelling and a detached garage, accessed from the rear lane. This site is 100 metres (a two-minute walk) north of the Capitol Hill Community Association site.

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 distributed pamphlets to neighbours within approximately 200 metres of the subject site, displayed sandwich board signs on the site and dedicated an email and phonenumber for engagement. The applicant reached out to the Capitol Hill Community Association (CA) and received no comments. 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 CA were received. Administration contacted the CA to follow up and no response was received.

Administration also received five letters of opposition from the public, which raised the following concerns:

- increased shadowing impacts on neighbouring properties and mature trees;
- increased traffic and parking issues;
- increased noise;
- increased density and height;
- decreased privacy and sunlight;
- degradation of rear lane, sewer lines and storm drainage;
- inappropriate location of site i.e. not within transit station area, Main Streets or Activity Centres; and
- loss of community character as application not aligning with MDP for greening the City, managing growth and great communities.

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 determined at the development permit stage.

Following Calgary Planning Commission, notification 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 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 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 application.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform