

Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:

That Council give three readings to **Proposed Bylaw 170D2024** for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject properties to Multi-Residential – High Density Low Rise (M-H1) District to enable the development of a six storey multi-residential building.
- The proposal is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed M-H1 District would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed M-H1 District may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use application, in the northwest community of Capitol Hill, was submitted by Casola Koppe on behalf of the landowners, David and Faith Jahelka and Zhuhua Yin, on 2023 December 19. The four parcels combined are approximately 0.22 hectares (0.54 acres) in size and are located on the north side of 17 Avenue NW, two parcels east of 18 Street NW. The site is developed with individual single detached homes, with vehicle access being available off the rear lane on each of the parcels.

No development permit application has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a six storey multi-residential building.

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The application originally proposed a Mixed Use – General (MU-1f4h20) District, which would have allowed for a mixed-use development with permitted commercial uses at grade and residential above. As the LAP does not support commercial uses in this location, on 2024 March 7 the application was amended to the M-H1 District, making commercial uses discretionary. Administration would apply the LAP policy at development permit stage to ensure that the site is developed for residential development only.

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 the public/ interested parties and respective community association was appropriate. In response, the applicant held a virtual meeting with the Ward 7 Councillor and Capitol Hill Community Association (CA) on 2024 January 8. Additionally, they held an open house on 2024 March 6, after sending out email invitations to interested parties along with doing a postcard invitation drop to adjacent residents and posting on their company Instagram page. The Applicant Outreach Report 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, published [online](#) and notification letters were sent to adjacent landowners.

The Capitol Hill CA did not provide any comments to the initial circulation. The CA was contacted prior to the completion of this report and no comments have been received to date.

Administration received 23 responses in opposition from the public and one in support. Those comments are summarized below:

- height, including shadowing and loss of sunlight;
- proposed land use will create a development that is out of character with the existing neighbourhood context;
- increase in density;
- parking and traffic impacts;
- loss of privacy;
- loss of valuable greenspace; and
- increases in noise levels.

The one response in support was made at the time of the original application for the MU-1f4.0h20 District and was fully supportive of commercial uses.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed increase in height is in alignment with the LAP policies for this site. The future building and site design, including landscaping and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 land use district would allow for a higher intensity of housing development than the existing land use districts. The proposed change 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 permit 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.

ATTACHMENT

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Report
4. **Proposed Bylaw 170D2024**
5. **Public Submissions**
6. **Confidential Public Submissions**

**Planning & Development Report to
Calgary Planning Commission
2024 April 11**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform