

**Land Use Amendment in Capitol Hill (Ward 7) at 1732 – 22 Avenue NW, LOC2023-0235**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 1732 – 22 Avenue NW (Plan 2864AF, Block 23, Lots 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 89D2024** for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 1732 – 22 Avenue NW (Plan 2864AF, Block 23, 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 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 townhouse (four units), secondary suites (four suites) and a garage was submitted on 2024 January 11 and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northwest community of Capitol Hill, was submitted by K5 Designs on behalf of the owner Ming Cheng Development Ltd. on 2023 August 14. The approximately 0.06 hectare (0.14 acre) parcel is located on the north side of 22 Avenue NW, 30 metres east of 17 Street NW and is currently developed with a single detached dwelling and detached garage. The garage is accessed from a rear lane. A development permit (DP2024-00296) for a townhouse development (one building, four units), secondary suites (four) and an accessory building (garage) has been submitted and is under review. For further details refer to the Applicant Submission (Attachment 2).

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 respective community association was appropriate. In response, the applicant posted an information sign on the property and delivered 40 letters to the closest neighbours. A summary letter was emailed to the Capitol Hill Community Association and the Ward 7 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 the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters in opposition and one neutral position and included the following topics: building height, density, lot coverage, building setbacks, privacy considerations, community character, shadowing impacts, increased vehicle traffic and on-street parking congestion, noise and nuisance, living conditions for future residents of secondary suites, removal of mature trees, water runoff and stormwater impacts, heat island effect, and pedestrian and vehicular traffic associated with the nearby elementary schools.

The Capitol Hill Community Association has indicated that they have no comments on this application. The Community Association did not provide an additional response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate for the following reasons:

- the MDP encourages moderate intensification, more efficient use of existing infrastructure, public amenities and transit within the Developed Residential – Inner City area;
- the R-CG District is considered a low-density residential district and is designed to be suitable adjacent to lower density land uses; and
- many of the public concerns may be managed at the development permit review stage and addressed through setbacks and building design.

The building and site design, on-site parking, number of units, and other considerations 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 application 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.

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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 amendment would enable the development of four residential dwelling units and four secondary suites. The development would provide housing opportunity, increased diversity and allow for a more efficient use of existing infrastructure and services.

**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
- 4. Proposed Bylaw 89D2024**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform