

Land Use Amendment in Capitol Hill (Ward 7) at 1436 – 22 Avenue NW, LOC2024-0065

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1436 – 22 Avenue NW (Plan 3150P, Block 35, Lots 17 and 18) from Residential Contextual – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:

That Council give three readings to **Proposed Bylaw 194D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1436 – 22 Avenue NW (Plan 3150P, Block 35, Lots 17 and 18) from Residential Contextual – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that is 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 it mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed H-GO District would allow for more housing options that 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 application, in the northwest community of Capitol Hill, was submitted by Horizon Land Surveys on behalf of the landowner, Ocean Home Construction Inc., on 2024 February 29. No development permit has been submitted at this time. However, as noted in the Applicant Submission (Attachment 2), the intent is to construct a development that is allowed within the H-GO rules.

This approximately 0.06 hectare (0.14 acre) midblock parcel is located along 22 Avenue NW, approximately 15 metres from 14 Street NW. 14 Street NW is identified as being part of the Primary Transit Network and is well serviced by public transit. Confederation Park is located approximately 150 metres north and east of the site. The site meets the location criteria of the H-GO District established in the Land Use Bylaw 1P2007.

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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 delivered postcards to residents within a 100-metre radius and spoke with residents at home. They also contacted the Capitol Hill Community Association (CA) and the Ward office for 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.

Administration received five letters of opposition and a petition of 14 signatures from the public (some duplication exists as a number of individuals signed petition while also submitting individual letters). The concerns are related to:

- the site being identified as potential Residential – Contextual Grade-Oriented Infill (R-CG) District on the citywide rezoning project, not H-GO;
- increased traffic and parking issues;
- increased density noting that stacked units or cluster of buildings do not fit the neighbourhood;
- increased building height would degrade the overall appearance of surrounding development, block sunlight and cast shadows;
- increased noise and privacy;
- loss of mature trees;
- infrastructure and utility service capacity concerns; and
- lack of appropriate public engagement.

The CA did not provide comments on this application. Administration has contacted the CA 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. The subject site is classified in *the North Hill Communities LAP* as a Neighbourhood Connector urban form category with a Low building scale, which would allow for up to six storeys of height. The site would potentially be appropriate for higher density and a taller building than what is allowed in the H-GO District. The building and site design, number of units, height, on-site parking, landscaping, and service capacity will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for 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 land use district would allow for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated in the Applicant Submission (Attachment 2) that they plan to pursue LEED GOLD certification, including green infrastructure, EV charging and roof top solar panel as part of a future development permit application. This aligns with the *Calgary Climate Strategy – Pathways to 2050* (Programs A, F and K). These will be implemented / explored further at the development permit stage.

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
4. **Proposed Bylaw 194D2024**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform