

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0441  
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**Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW,  
LOC2023-0132**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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

That Council give three readings to **Proposed Bylaw 169D2024** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject site to the Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a variety of building forms including townhouses, rowhouse buildings and fourplexes.
- The proposal represents a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed M-CG District would provide for greater housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed redesignation would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northwest community of Capitol Hill, was submitted by Calgreen Homes on behalf of the landowners Ning Han and Mengyao Qi, on 2023 May 12. No development permit application has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a built form that could allow eleven dwelling units and five secondary suites.

The approximately 0.11 hectare (0.27 acres) site is located on the south side of 23 Avenue NW, between 13 Street NW and 14 Street NW. The two parcels currently each contain a single detached dwelling and detached garage.

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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 public/interested parties and the respective community association was appropriate. In response, the applicant delivered postcards to neighbours and attended a meeting with the Capitol Hill Community Association (CA). 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 three responses from the public in opposition to the proposed land use amendment. A summary of the comments includes the following:

- overly crowded neighbourhood already and the application proposes too many units;
- inadequate vehicle parking, during and after construction, and increase in traffic;
- safety of pedestrians along 13 Street NW where there are no sidewalks or crosswalks to the park;
- questions whether it aligns with the LAP;
- servicing, waste and recycling and landscaping configuration; and
- higher density will create negative effects such as less protection from fire and crime.

The Capitol Hill CA did not provide a formal response indicating support or non-support but did reply to Administration's circulation with questions relating to whether the application complies with the *North Hill Communities Local Area Plan*. The file manager replied to confirm that the application does comply.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-CG District is consistent with the policies of the MDP regarding allowing modest intensification of existing inner-city neighbourhoods to make more efficient use of existing infrastructure, public amenities and transit. The proposal is also consistent with the LAP where this site is located within a Neighbourhood Connector Urban Form and has a Building Scale of Low (up to six storeys). The building, site design and on-site parking will be further reviewed as part of a future development permit stage.

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.

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**IMPLICATIONS**

**Social**

The proposed land use district allows 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 ability to develop additional residential units with the possibility of secondary suites would allow for 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 proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 169D2024**
5. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform