

Land Use Amendment in Capitol Hill (Ward 7) at multiple properties, LOC2024-0057

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 1504, 1506 and 1510 – 23 Avenue NW (Plan 8394FW, Block 8, Lots 32 to 34) from Residential – Grade-Oriented Infill (R-CG) 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 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 choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this 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 land use amendment application in the northwest community of Capitol Hill was submitted by Sphere Architecture on behalf of the landowner, Mandeep Dhaliwal and Capitol Hill Investments Inc., on 2024 February 25. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to accommodate a multi-residential development with 13 dwelling units and secondary suites with a maximum height of 12 metres allowed in the H-GO District.

The 0.18 hectare (0.44 acre) site consists of three parcels and are located on the northwest corner of 14 Street NW and 23 Avenue NW, approximately 70 metres (a one-minute walk) south of Confederation Park. 14 Street NW is identified as being part of the Primary Transit Network and is well serviced by public transit. The site meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007.

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 respective community association was appropriate. In response, the applicant reached out to the Capitol Hill Community Association, distributed an information leaflet to neighbours, and also held an online community engagement session. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, 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 eight letters of opposition from the public. The letters included the following areas of concerns:

- increased traffic and parking issues;
- increased noise;
- eroded character, appeal and overall enjoyment of the neighbourhood;
- shadowing and privacy for neighbouring lots;
- block views to Confederation Park;
- school constraints to handle this type of densification;
- laneway maintenance issue;
- loss of mature trees;
- safety concerns for units accessing from 14 Street NW;
- narrow laneway, slope towards 14 Street NW and overhead powerline may cause issue for garbage pick-up; and
- inadequate community engagement which may be due to community association declining to engage.

The Capitol Hill Community Association did not provide comments on this application. Administration has contacted the community association to follow up and no response was received.

Administration considered the relevant issues specific to the application and has determined the proposal to be appropriate. The subject site is adjacent to a primary transit network corridor where intensification and redevelopment are encouraged, and the site meets the H-GO District location criteria. The building and site design, number of units, height, on-site parking, landscaping and servicing will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 group, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures, such as providing permeable and drought resistant grass, rough-in EV charging and rough-in solar panels, as part of a future development permit. This aligns with the *Calgary Climate Strategy – Pathways to 2050* (Programs F and K).

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform