

Land Use Amendment in Capitol Hill (Ward 7) at 1840 – 17 Avenue NW, LOC2022-0001

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1840 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 19 and 20) 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 in addition to the building types already allowed in the 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 *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed 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 greater 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.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the northwest community of Capitol Hill, was submitted by New Century Design on behalf of landowner, Leah Griffith, on 2022 January 04. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates that the landowner is looking to develop a four-unit rowhouse in the future.

The approximately 0.06 hectare corner parcel is located at the northeast corner of 18 Street NW and 17 Avenue NW. The site is currently developed with a single detached dwelling and a rear detached garage.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 stakeholders and respective community association was appropriate. The applicant reached out to the Capitol Hill Community Association and sent postcards to 50 adjacent landowners within a 60 metre radius. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received four letters regarding this application. Three letters were in opposition and one letter was neither in support nor opposition. The most common areas of concern were:

- increase in parking and traffic demand on adjacent streets;
- height and shadowing impacts to nearby properties; and
- loss of existing vegetation.

No response was received from the Capitol Hill Community Association. A follow up email was sent on 2022 March 07 with no response received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is for a low density residential district compatible with the existing character of the neighbourhood. The building and site design, as well as on-site parking, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application 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 would allow a wider range of housing types than the existing R-C2 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 [Climate Resiliency Strategy](#). Further opportunities to align future development on this site with

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applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The ability to develop up to four dwelling units, plus possible 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform