

**Land Use Amendment in Capitol Hill (Ward 7) at 1439 – 23 Avenue NW, LOC2025-0033**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three reading to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1439 – 23 Avenue NW (Plan 3150P, Block 35, Lots 21 and 22) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:**

That Council give three reading to **Proposed Bylaw 145D2025** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1439 – 23 Avenue NW (Plan 3150P, Block 35, Lots 21 and 22) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 July 24:

“A Revised Cover Report was distributed with respect to Report CPC2025-0713.”

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for multi-residential grade-oriented development with flexibility to develop up to **approximately three storeys** in height.
- The proposal would allow for an appropriate building form and set of uses along 14 Street NW 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 Multi-Residential – Contextual Grade-Oriented (M-CG) District will allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing opportunities 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 parcel.

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**DISCUSSION**

This application, located in the community of Capitol Hill, was submitted by Calgreen Living on behalf of the landowners, Incan Homes Ltd., on 2025 February 20. The application proposes to redesignate the subject site from the Residential – Grade-Oriented Infill (R-CG) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. The Applicant Submission (Attachment 2) indicates the applicant’s intent is to consolidate the subject site with the adjacent M-CG parcel on the east to accommodate multi-residential development consistent with development along the block.

The site is approximately 0.06 hectares (0.14 acres) in size and is located at the southeast corner of the intersection of 14 Street NW and 23 Avenue NW. Confederation Park is located approximately 120 metres (a two-minute walk) east of the site, with North Hill Mall and SAIT approximately 800 metres (a 13-minute walk) to the south. The subject site is well connected by transit as it is located along 14 Street NW which the MDP identifies as part of the Primary Transit Network (PTN). Several bus routes currently operate along this segment of the PTN providing direct connections to the downtown core.

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 contacted the Capitol Hill Community Association and distributed 50 poster cards to neighbours around the site. The Applicant Outreach Summary (Attachment 3) provides more details about the engagement strategy.

**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. The Capitol Hill Community Association was circulated and provided comments indicating they had no concerns with the proposed land use district (Attachment 4). Administration received one letter in response to the notice posting indicating opposition to the application due to concerns regarding parking, construction, noise, and density.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking would be reviewed and determined at the 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 M-CG District allows for a wider range of housing types than the existing land use district and will 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 are being explored and encouraged through the development permit application.

**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure and services while providing 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. Community Association Response
5. **Proposed Bylaw 145D2025**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform