

**Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW,  
 LOC2020-0162**

---

**RECOMMENDATION:**

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2104 Broadview Road NW (Plan 5151O, Block 24, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The application seeks to redesignate the subject property to allow for low density development with the intent of building a four-unit rowhouse development.
- This application is in alignment with the *Municipal Development Plan* by providing a modest increase in density.
- What does this mean to Calgarians? This application allows for more housing choices and more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and amenities.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowners, Dixiao Lu and Jianming Lu, on 2020 October 30. The Applicant Submission (Attachment 2) indicates that the landowner is looking to increase the allowable density from two units to four.

This 0.06 hectare parcel is on the northwest corner of the intersection of 20 Street NW and Broadview Road NW. It is currently developed with a single detached home with a garage in the rear. Although there is lane access, the garage currently accesses 20 Street NW.

No development permit application has been submitted at this time.

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

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

**Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW,  
LOC2020-0162**

---

**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 the Community Association was appropriate.

Prior to submission, the applicant completed door knocking and a postcard drop to residents within a 90-metre radius. They also spoke to the West Hillhurst Planning Committee. A second round of door knocking and post cards was completed after receiving the Detailed Team Review from Administration to help ensure all residents within 90-metres were reached. 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 and published [online](#), and notification letters were sent to adjacent landowners.

Administration received five responses in opposition from the public with the following concerns:

- increased parking and traffic demand will make the street unpleasant;
- community character is not being respected (no other 4-unit buildings, height increases);
- loss of downtown view;
- privacy concerns;
- shadowing concerns;
- potential decrease in property value for neighbouring properties; and
- concerns over engagement/outreach.

The West Hillhurst Community Association provided a neutral letter on 2020 November 21 (Attachment 4) with the following comments:

- three units may integrate better with the surrounding neighbourhood;
- impact to surrounding dwellings;
- shadowing; and
- remediation of unused curb cuts.

Administration considered the relevant planning issues specific to the proposed low-density land use redesignation and has determined the proposal to be appropriate. Details regarding the above site-specific concerns can be addressed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Land Use Amendment in West Hillhurst (Ward 7) at 2104 Broadview Road NW,  
 LOC2020-0162**

---

**IMPLICATIONS**

**Social**

The proposed low-density land use allows for a wider range of housing types than the existing R-C2 District, and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop up to four dwelling units will make 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.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager	Department	Approve/Consult/Inform