

**Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2021-0036**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectares ± (0.42 acres ±) located at 206, 210 and 214 – 19 Street NW (Plan 8942GB, Block 19, Lots 5 to 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 AUGUST 05:**

That Council:

1. Give three readings to the **Proposed Bylaw 149D2021** for the redesignation of 0.17 hectares ± (0.42 acres ±) located at 206, 210 and 214 – 19 Street NW (Plan 8942GB, Block 19, Lots 5 to 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District; **and**
2. **Direct Administration to refer the initial Development Permit for this site to Calgary Planning Commission for decision.**

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcels to allow for a street-oriented, multi-residential or mixed-use development, up to 19 metres (5 storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity compatible with the neighbourhood and local commercial character of 19 Street NW between Kensington Road and 2 Avenue NW, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for more residential and/or commercial uses in a walkable and mixed-use area adjacent to the Kensington Road Main Street, and near various mobility options and connections.
- Why does this matter? Allowing for more density and intensity in an existing, established community promotes more efficient use of existing services and infrastructure, and offers additional mobility choices to residents.
- No development permit has been submitted at this time.
- On 2019 July 22, with respect to Report [CPC2019-0709](#), Council directed Administration to incorporate the relevant parts of 19 Street NW into the Kensington Road NW Main Street to provide a land use and public realm vision for the street. In addition, Council requires that public realm improvements along 19 Street NW align with and expand on those provided in the Development Permit (DP2019-0979) associated with CPC2019-0709.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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### DISCUSSION

This land use amendment was submitted on 2021 March 05 by INNÜRSKAPE PROJEKTS on behalf of the landowners, 1441851 Alberta Ltd (Priscilla Yu), 878814 Alberta Corporation (Priscilla Yu), and Stirling Enterprises Inc (Stirling Karlsen). No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is for a future mixed-use development with commercial uses at grade and residential uses above, depending on market conditions.

The 0.17 hectare (0.42 acre) site consists of three contiguous parcels located in the northwest community of West Hillhurst. The midblock site is located on the east side of 19 Street NW, south of 2 Avenue NW, one block north of the Kensington Road NW Main Street. The sites are currently developed with single detached dwellings and have rear lane access.

The proposed MU-1f3.3h19 District represents an increase in building height and floor area while offering the flexibility for constructing multi-residential or mixed-use buildings.

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

#### 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 community association was appropriate. In response, the applicant attended the West Hillhurst Community Association meeting on 2021 April 19, placed signage around the subject site, and went door-to-door in the nearby area to consult with neighbours and drop off flyers collecting 10 signatures of support. In addition, Administration strongly suggested that the applicant pursue further engagement opportunities with community stakeholders during the subsequent applications as well. The Applicant Outreach Summary can be found in Attachment 4.

#### 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 eleven letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- absence of concurrent development permit application;
- lack of community engagement;
- excessive scale, height and number of units allowed under the proposed land use;
- precedent of adjacent development should not have been approved;

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- *Riley Communities Local Area Plan (LAP)* (project is currently on hold and expected to relaunch in late 2021) should be completed prior to development;
- safety considerations of both cyclists and children going to nearby Queen Elizabeth School;
- impact on characteristics and aesthetics of this established community;
- effect on the property value of the existing neighbouring homes;
- shadow and privacy concerns;
- conceptual plans are not provided; and
- impact on already strained infrastructure within the area.

The West Hillhurst Community Association Planning Committee (WHPC) provided a letter in opposition on 2021 June 24 (Attachment 3) identifying the following concerns:

- proposal should be evaluated as part of the *Riley Communities LAP*;
- applicant's reliance on the adjacent development as a comparable is misguided;
- In the absence of a LAP, the WHPC would like to see detailed site plans and a concurrent DP application so the community can be in a better position to evaluate this rezoning proposal;
- ability for 19 Street NW at this location to absorb and positively integrate with the community at its current proposed scale;
- value of adjacent homes to the south should not be disregarded simply due to their age;
- lack of independent impact analysis by the applicant in areas such as traffic and shadowing (rather the applicant's analysis was primarily based on the analysis done by the applicants of the adjacent developments); and
- disappointed in the applicant's lack of formal engagement.

Although it is not required for an applicant to pursue a concurrent development permit, Administration discussed this possibility through the review of the land use and encouraged a concurrent application. Furthermore, administration recommended that this application, including a future development permit should include a plan for much deeper community engagement. On the planning merits of the land use application, Administration carefully considered the subject site's proximity to the Kensington Main Street with consideration of the existing nature, form, evolution and future of 19 Street NW.

Given the relevant planning considerations specific to the application, Administration has determined the proposal to be appropriate. The building and site design, detailed public realm components, number of units, additional detailed community engagement and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for 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 enables the continuation of development in the community of West Hillhurst allowing for additional growth and redevelopment near a Main Street, while promoting a walkable, mixed-use area. The site is located in close proximity to various bus routes, primary transit network BRT stop, bike lanes and regional pathway along the Bow River. The development of these lands will enable a more efficient use of land and infrastructure, and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

#### Environmental

This application does not include any actions that specifically address the 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 proposed land use amendment provides the ability to develop a multi-residential or mixed-use development with the potential for approximately 1,000 square metres of commercial space. The planning and investment of a Main Street within the blockface of this development provides an ideal transition of intensity along this block, similar to what is already built on the west side of 19 Street NW and Kensington Road NW. The proposal would allow for additional housing options, support local business, and provide employment opportunities within West Hillhurst, while also allowing for a 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. Community Association Response
4. Revised Applicant Outreach Summary
5. Shadow Study
6. Concept Site Plan
7. Public Realm Concept Plan
8. **Proposed Bylaw 149D2021**
9. **Public Submissions**

**Planning & Development Report to  
Calgary Planning Commission  
2021 August 5**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform