

Land Use Amendment in Hillhurst (Ward 7) at 212 – 10A Street NW, LOC2021-0040

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2021-1687) to the 2022 January 11 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.86 acres \pm) located at 212 –10A Street NW (Plan 5609J, Block J, Lot 58) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CGd89) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
DECEMBER 16:**

That Council:

1. Give three readings to **Proposed Bylaw 19D2022** for the redesignation of 0.04 hectares \pm (0.86 acres \pm) located at 212 –10A Street NW (Plan 5609J, Block J, Lot 58) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CGd89) District; and
2. Direct that the Calgary Planning Commission be the Development Authority on the associated Development Permit, subject to the approval of the bylaw amendment by Council.

**EXCERPT FROM THE MINUTES OF THE CALGARY PLANNING COMMISSION,
HELD 2021 DECEMBER 16:**

“Moved by Commissioner Tiedemann

That with respect to Report CPC2021-1687, the following be approved:

That the Administration Recommendations be amended to include a new Recommendation 3, as follows:

3. Direct that the Calgary Planning Commission be the Development Authority on the associated Development Permit, subject to the approval of the bylaw amendment by Council

For: (6): Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

Against: (2): Director Fromherz, and Councillor Dhaliwal

MOTION CARRIED

Land Use Amendment in Hillhurst (Ward 7) at 212 - 10A Street NW, LOC2021-0040

Moved by Councillor Wong

That with respect to Report CPC2021-1687, the following be approved, **as amended**:

That Calgary Planning Commission:

1. Forward this report (CPC2021-**1687**) to the 2022 January 11 Combined Meeting of Council to the Public Hearing portion of the Agenda;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.86 acres ±) located at 212 –10A Street NW (Plan 5609J, Block J, Lot 58) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CGd89) District; **and**

3. Direct that the Calgary Planning Commission be the Development Authority on the associated Development Permit, subject to the approval of the bylaw amendment by Council.

For: (8): Director Fromherz, Councillor Dhaliwal, Councillor Wong, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Navagrah, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED”

HIGHLIGHTS

- The proposed land use amendment would increase the density for the site from 72 units per hectare to 89 units per hectare in order to accommodate one additional dwelling unit, for a total of three units.
- The application represents a moderate density increase that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Hillhurst/Sunnyside Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This application would provide more housing options for Calgarians as the intent is to renovate the existing dwelling for creation of an additional home to accommodate multigenerational housing.
- Why does this matter? The proposed additional density would allow for additional choice in housing types near services and amenities.
- A development permit application has been submitted and is currently on hold.
- There is no previous Council decision.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application, in the northwest community of Hillhurst, was submitted by Planning Protocol 3 on 08 March 2021 on behalf of the landowner, Rocco Terrigno. The Applicant Submission (Attachment 2) indicates that the landowner is looking to build a three-unit development to accommodate multi-generational housing.

A development permit (DP2021-1502) for a three-unit residential development has been submitted and is currently on hold.

The proposed land use redesignation will accommodate three dwelling units on the site. Although the existing land use district already allows for multi-residential development, the existing density modifier only allows up to two dwelling units on the subject parcel. By amending the density modifier to 89, the proposed land use amendment would allow up to a maximum of three units.

A detailed planning evaluation of the land use amendment 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 the community association was appropriate. In response, the applicant met with the Community Association, attended the Community Association monthly meeting, and spoke to neighbours. 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 the adjacent landowners.

Administration received eight responses in opposition from the public. Those in opposition noted the following general concerns:

- concerns with increased density on the site;
- concerns on the future building form; and
- increased parking and traffic demands.

The Hillhurst-Sunnyside Community Association (HSCA), provided a letter of objection on 2021 April 30 (Attachment 4). The letter states that the HSCA received 28 individual letters, as well as a resident-initiated petition containing 124 signatures, in opposition to the proposed land use application and development permit. The community association and residents had the following concerns with the proposed land use:

- the proposed density is inconsistent with area;

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- the existing land use can already accommodate the applicant's intent for intergenerational housing;
- the proposal is inconsistent with the *Hillhurst/Sunnyside ARP's* residential guidelines; and
- an increase in density would exacerbate existing parking and traffic issues.

Administration considered the relevant planning issues specific to the application, and given the low-density nature of the proposal, maintaining the existing rules of the land use district, and the use and size of adjacent developments in the area, has determined the proposal to be appropriate. The building and site design, number of dwelling units, vehicle access with particular attention on the dead-end nature of 10A Street NW, amenity space and 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 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.

IMPLICATIONS

Social

The proposed land use district would allow for the opportunity for an increase in housing options than the existing land use district, and as such, it 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 Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and implemented at the development and building permit stages.

Economic

The ability to develop up to three units may allow for more efficient use of existing infrastructure and services as well as the surrounding amenities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 19D2022**
6. **Commissioner Comments**
7. **Revised Public Submissions**
8. **Confidential Opinion Poll and Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform