

Development Permit in Hillhurst (Ward 7) at 212 – 10A Street NW, DP2021-1502

RECOMMENDATION:

That Calgary Planning Commission approve Development Permit DP2021-1502 for New: Multi-Residential Development (1 building) at 212 – 10A Street NW (Plan 5609J, Block J, Lot 58), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes an addition to an existing single detached dwelling to create a multi-residential building comprised of three dwelling units.
- The development permit would provide a new housing opportunity in a location served by existing infrastructure, services and amenities and complies with the relevant planning policies of the *Municipal Development Plan* (MDP) and the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would allow for increased diversity of housing opportunities.
- Why does this matter? The proposal would contribute towards more choice in housing options to meet the different social and economic needs of Calgarians.
- At the 2021 January 11 Public Hearing, Council approved a land use amendment application ([CPC2021-1687](#)) to increase the maximum allowable density to enable development of up to three units at the subject site and also directed that the Calgary Planning Commission be the Development Authority on this associated development permit application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application, located in the northwest community of Hillhurst, was submitted by Planning Protocol 3 on behalf of the landowner, Rocco Terrigno, on 2021 March 09. The site is approximately 0.04 hectares (0.10 acres) in size. A single detached dwelling and detached garage currently exist on the subject site. The Applicant Submission is included in Attachment 3.

This development permit application proposes a total of three dwelling units in a three-storey building. The development permit plans are included in Attachment 4. A detailed planning evaluation of this application, including location maps, 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 development permit application and the previous 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 Hillhurst-Sunnyside Community Association

Development Permit in Hillhurst (Ward 7) at 212 - 10A Street NW, DP2021-1502

(HSCA), attended the Community Association's monthly meeting, and spoke to neighbours. The Applicant Outreach Summary can be found in Attachment 5.

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 did not receive comments directly from community members regarding the development permit application as a result of the city-led outreach.

The Hillhurst-Sunnyside Community Association provided a letter of objection on 2021 April 30 (Attachment 6). The letter states that the HSCA received 28 individual letters, as well as a resident-initiated petition containing 124 signatures, in opposition to the land use amendment application and development permit. The Community Association and residents had the following concerns:

- lack of sensitivity to existing area;
- building height;
- building mass;
- shadowing;
- too many dwelling units;
- lack of green space on the parcel;
- elevator location and height;
- privacy; and
- parking.

Administration has considered the relevant planning issues specific to the application, and given the low-density nature of the proposal, the policy context, use and size of adjacent developments in the area and has determined the proposal to be appropriate.

IMPLICATIONS

Social

This development permit would provide additional housing choice in a location with access to amenities for residents to meet their daily needs.

Environmental

This application includes specific measures that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been proposed, and these strategies align with Program 3 (On-site and neighbourhood scale renewable and low carbon energy systems) and Program 4 (Electric and low-emissions vehicles) of the *Climate Resilience Strategy*.

**Planning & Development Report to
Calgary Planning Commission
2022 June 16**

**ISC: UNRESTRICTED
CPC2022-0701
Page 3 of 3**

Development Permit in Hillhurst (Ward 7) at 212 - 10A Street NW, DP2021-1502

Economic

This proposed development represents an efficient use of land and infrastructure. The development would provide further housing opportunity and would add neighbourhood residents that may support local business 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. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Applicant Outreach Summary
6. Community Association Responses

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform