

Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 102 – 16 Street NW, LOC2021-0199

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 102 – 16 Street NW (Plan 6219L, Block 4, Lot 28 and a portion of 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- The proposed policy and land use amendment application would allow for multi-residential development in the form of stacked townhouses.
- The proposal represents an appropriate density increase of a residential site, allows for development that would be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for greater housing diversity to meet the needs of different age groups, lifestyles and demographics for inner-city living that is supported by convenient access to local amenities and services.
- An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit for an eight-unit, stacked townhouse building has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- 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 CivicWorks on behalf of the landowners, Linda and Robert Haennel, on 2021 November 25. The application proposes a DC District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District to accommodate stacked townhouses on the site, as per the Applicant Submission (Attachment 4).

A development permit for an eight-unit stacked townhouse building was submitted on 2022 March 16 and is under review. See Development Permit (DP2022-01826) Summary (Attachment 5) for additional information.

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

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 respective community association was appropriate. In response, the applicant posted signage onsite and delivered approximately 375 postcards to neighbours informing them of the project. The applicant also met with the Hillhurst Sunnyside Community Association in January 2022 to discuss the proposal. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 17 letters of opposition and one letter of support from the public stating it would be good to accommodate more people in the area, but that active modes of transportation should be prioritised more in the surrounding area. The letters of opposition included the following areas of concern:

- lack of on-site and on-street parking;
- increase in traffic and area congestion;
- number of units/density;
- limited soft landscaping and opportunities for trees as a result of parcel coverage and reduced setbacks from streets; and
- building height and associated shadowing and overlooking of nearby properties.

The Hillhurst Sunnyside Community Association provided a letter in response to the circulation on 2022 January 19 (Attachment 7) indicating that members of the community have suggested that the location is appropriate for increased density. The letter also noted concerns the site was being overdeveloped and fewer units would be supported by more people. Additional concerns with reduced parking, pedestrian realm interface and shadowing were noted.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed DC District would allow for a modest increase in density along a Neighbourhood Main Street. The building and site design, number of units and on-site parking are being determined as part of the review of development permit DP2022-01826.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment application will be posted onsite and mailed out to adjacent

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landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed DC District would allow for a wider range of housing types than the existing Residential – Contextual One/Two Dwelling (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 the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged with the review of the development permit.

Economic

The proposed DC District would enable more efficient use of the land, existing infrastructure and services.

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. Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Development Permit (DP2022-01826) Summary
6. Applicant Outreach Summary
7. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform