

**Land Use Amendment in West Hillhurst (Ward 7) at 2140 – 5 Avenue NW,
 LOC2022-0133**

RECOMMENDATION:

That 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 2140 – 5 Avenue NW (Plan 8942GB, Block 14, Lot 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already listed in the existing Residential – Contextual One / Two Dwelling (R-C2) District (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase on the site, allows for development that is compatible with the character of the existing neighbourhood, and is in keeping with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use would allow for greater housing choice and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding 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 West Hillhurst, was submitted by Savoy Designs on behalf of the landowner, Jeff Galloway on 2022 July 25. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to develop a rowhouse building in the future.

The 0.06-hectare parcel is located at the northeast corner of 5 Avenue NW and 21 Street NW and is currently developed with a single detached dwelling and detached garage with rear lane access. The site is located on one of the primary collector roads in the community and is approximately 320 metres from retail and services along 19 Street NW (a four-minute walk) and 530 metres (a seven-minute walk) from Kensington Road NW which is identified in the MDP as a Neighbourhood Main Street.

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

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PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was 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 relevant public groups and respective community association was appropriate. In response, the applicant emailed the West Hillhurst Community Association (CA) and Ward 7 Councillor's Office and visited neighbouring homes to discuss the application in person with residents. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- increase in density is too great for this site;
- reduced sunlight and privacy for neighbouring lots;
- design of waste and recycling operations and number of bins; and
- that the application is not tied to development permit plans.

The West Hillhurst CA provided an email on 2022 October 19 (Attachment 4) noting concerns over the frequency of transit in the area to support an increased number of units.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms. It is designed to provide a modest density increase within a neighbourhood while being sensitive to adjacent homes. The building and site design, on-site parking and number of units will be reviewed at future development permit stages.

Following Calgary Planning Commission, notifications for a 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 a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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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 would be explored and implemented at future development approval stages.

Economic

The ability to develop up to four rowhouse units with the possibility of secondary suites would allow for more efficient use of 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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform