

**Land Use Amendment in West Hillhurst (Ward 7) at 526 and 530 – 19 Street NW,  
 LOC2021-0080**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 526 and 530 – 19 Street NW (Plan 1435GB, Block B, Lot 3 and Descriptive Plan 2011831, Block B, Lot 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 15:**

That Council give three readings to **Proposed Bylaw 159D2022** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 526 and 530 – 19 Street NW (Plan 1435GB, Block B, Lot 3 and Descriptive Plan 2011831, Block B, Lot 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Opposition to Recommendation: Councillor Wong

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to enable multi-residential development of low height and low density, up to 12 metres (three to four storeys) in height.
- The proposal represents an appropriate intensification of the site, allows for development compatible with the existing neighbourhood and evolving commercial character of 19 Street NW, and aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- On 2019 July 22, with respect to Report [CPC2019-0709](#), Council directed Administration to undertake land use planning and public realm planning for 19 Street NW. Both components of work identified in the notice of motion are well underway.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment was submitted by K5 Designs on behalf of the landowner, Ching An Wang, on 2021 May 19. The 0.11-hectare (0.27-acre) site consists of two contiguous parcels located in the northwest community of West Hillhurst. The corner site is located on the east side of 19 Street NW, directly south of 6 Avenue NW and the West Hillhurst Community Association

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building. The site does not have a rear lane and is currently developed with two single detached dwellings sharing front driveway access to rear detached garages.

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant is seeking a land use amendment to enable multi-residential development.

The application originally proposed a mixed-use development with commercial uses at grade and residential uses above via the Mixed Use – General (MU-1f2.0h11) District. In July 2022, the application was amended to the Multi-Residential – Contextual Grade-Oriented (M-CG) District in response to technical site constraints and community member concerns regarding commercial operations at this location.

A detailed planning evaluation of this land use amendment application, including location maps and site context, is provided in the 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**

The applicant-led engagement process began in January 2021, prior to the submission of the land use application. As part of their engagement approach, the applicant provided on-site signage and attended a meeting with the West Hillhurst Community Association (CA) and area residents. On 2022 August 3, the applicant notified the CA of the revised application. In addition, letters to neighbouring properties were delivered on 2022 August 12 with updated project details and contact information. 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 and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 17 letters of opposition and one letter of support to the applicant's original proposal, which was for a mixed-use land use on the site. The letters of opposition included the following concerns:

- increased traffic and parking issues immediately adjacent an irregular intersection;
- pedestrian and cyclist safety;
- lack of a rear lane posing challenges for site access and commercial operations;
- proposed commercial uses are incompatible with existing residential character of the block;
- shadow and privacy concerns;
- loss of green space;
- impact on already strained infrastructure within the area;
- absence of concurrent development permit application; and

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- Riley Communities Local Area Plan (LAP) should be completed prior to development.

The CA's Planning Committee provided a letter of opposition to the initial proposal on 2021 October 29 identifying concerns consistent with the individual letters of opposition received by Administration. The CA noted the following additional concerns:

- economic viability of the project and potential need for additional land use amendments/bylaw relaxations; and
- request for a concurrent DP application so the community can be in a better position to evaluate merits of the land use redesignation.

In response to stakeholder feedback and Administration's review, the applicant amended the application to remove the commercial component and presented a revised proposal for a multi-residential development under the M-CG District. On 2022 August 08, the CA provided an updated letter reaffirming their opposition to the amended proposal. The original (2021) and updated (2022) letters of opposition from the CA are both included in Attachment 4.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods. The proposed multi-residential district is intended to be in close proximity or adjacent to low-density residential development. In addition, stakeholder concerns related to the introduction of commercial uses have been addressed as the M-CG District allows for only limited commercial uses. 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 a 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.

## **IMPLICATIONS**

### **Social**

The proposed land use district would allow for a wider range of housing types than the existing land use district, and as such, the proposed redesignation 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 at subsequent development approval stages.

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**Economic**

Future multi-residential development on the site will make more efficient use of existing infrastructure and services and supports the economic health of the 19 Street NW business area.

**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
5. **Proposed Bylaw 159D2022**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform