

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2022-06965

RECOMMENDATION:

That the Calgary Planning Commission approve Development Permit DP2022-06965 for New: Dwelling Unit (1 building), Exterior Renovation: Retail and Consumer Service (1 building) at 1110, 1114, 1120, 1124 and 1126 Gladstone Road NW (Plan 5609J, Block Q, Lots 19 to 28), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes a new multi-residential development providing 150 dwelling units in a single, six-storey building, along with the protection and re-use of another building to be designated as a Municipal Historic Resource.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan (MDP)* and *Hillhurst/Sunnyside Area Redevelopment Plan (ARP)* including supporting higher residential densities in areas that are well-served by existing infrastructure, public amenities, and transit.
- What does this mean to Calgarians? This development would provide more housing options in close proximity to transit, a Neighbourhood Main Street, and local amenities.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities. The application will also protect and re-use an important historic building in the community of Hillhurst.
- The design was carefully considered and is in general alignment with the Land Use Bylaw 1P2007 and Direct Control (DC) District (Bylaw 121D2021).
- At the 2021 July 26 Public Hearing, Council approved a land use and policy amendment application (LOC2020-0122) to increase the density and height on the site to accommodate this development, in addition to preserving the adjacent Hillhurst Baptist Church. Council also directed that Calgary Planning Commission (CPC) be the Development Authority on this associated development permit application.

DISCUSSION

This application was submitted by J+S Architects on behalf of the landowner, Westrich Kensington Inc., on 2022 October 4. The approximately 0.37 hectare (0.91 acre) site is located in the northwest community of Hillhurst, approximately 170 metres (3-minute walk) from the Sunnyside LRT Station and adjacent to the 10 Street NW Neighbourhood Main Street. The site is an irregular, triangular shape, consisting of five parcels. The site is currently developed with low-rise apartments on the western portion (0.30 hectares / 0.75 acres), while the eastern portion (0.07 hectares / 0.16 acres) is developed with the Hillhurst Baptist Church, which has most recently been used as a commercial space.

This development permit application proposes a total of 150 dwelling units, consisting of a mix of studio, one-bedroom, two-bedroom and three-bedroom units in a six-storey building. The application also includes the renovation and adaptive re-use of the historic Hillhurst Baptist Church. Refer to Development Permit Plans (Attachment 3) and to the Applicants Submission (Attachment 4) for further information.

A previous development permit (DP2020-6663) was approved by Calgary Planning Commission on 2021 November 18. On 2022 March 21, the decision of the Development Authority was

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2022-06965

overturned by the Calgary Subdivision and Development Appeal Board (SDAB). The SDAB's decision highlighted concerns with what it considered to be ambiguous conditions to address missing design details and unresolved planning matters related to the north lane interface. Specifically, the Board identified a Prior to Release condition that left the final location of power poles to be resolved and any resultant design changes that may ensue as a reason for allowing the appeal.

The uncertainty and impact of the power poles is mitigated in DP2022-06965 by maintaining them on the south side of the lane and providing a safer and more inviting interface on the north side of the building. The proposed power pole location has been reviewed by ENMAX and meets clearance requirements with line assignment approval from Calgary Rights-of-Way Management.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation. Conditions of Approval for the Development Permit are included in Attachment 2.

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate.

In response, the applicant attended a meeting with the Hillhurst-Sunnyside Community Association on 2022 November 3, held focused discussions with directly adjacent neighbours, and hosted a virtual public open house on 2023 March 8. Outreach also included postcard notification to all residences within 300 metres of the subject site and a project website. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to relevant public groups, notice posted on-site, and published [online](#).

Administration received six letters of opposition and three letters of support from the public. The letters of opposition included the following areas of concern:

- lane access, safety and drainage;
- location of underground parking access;
- increased traffic;
- increased noise;
- building is too large for the site;
- reduced privacy for neighbouring properties;
- building height and lack of appropriate step-downs and setbacks;
- commercial uses encroaching into residential areas;
- building aesthetics;

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2022-06965

- impacts to sense of community;
- uncertainty related to powerlines;
- decline in internet service; and
- lack of genuine engagement.

The Hillhurst Sunnyside Community Association (CA) provided a letter in response to the application on 2022 November 15 (Attachment 5) acknowledging both strengths and challenges of the proposal.

With respect to strengths, the CA noted the following:

- increased density in the Sunnyside LRT Station's Transit Oriented Development zone;
- pedestrian activation to the east of the Hillhurst Baptist Church through proposed plaza; and
- potential for affordable units with Canada Mortgage and Housing Corporation (CMHC) financing.

With respect to challenges, the CA noted the following:

- narrow north lane creates potential issues with emergency access, traffic volumes, and parking access;
- proposed height and setback as it relates to compatibility with existing residential development; and
- rehabilitation of the Hillhurst Baptist Church is unclear in terms of scope.

Heritage Calgary was also circulated and submitted a letter (Attachment 6) indicating their support for the application. To ensure the Hillhurst Baptist Church maintains its status as a local landmark, Heritage Calgary recommends designating it as a Municipal Historic Resource so the building stays in perpetuity for future generations and provides the property owner with access to conservation tools and incentives.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. Building height, massing and setbacks are in accordance with the directions of Council and the approved DC District, which are more stringent than the standard requirements of the Mixed Use - General (M-U1) District. The rules of the DC District accommodate increased density on the development site in exchange for the designation of the Hillhurst Baptist Church as a Municipal Historic Resource and completion of improvements to the historic building. The narrow lane is an existing issue and not unlike other redevelopment contexts in the immediate community. The functionality and safety of the lane design has been reviewed and approved by Mobility Engineering, including a preliminary review of detailed construction drawings. In addition, the paving of the lane benefits the properties to the north and west. Concerns regarding power pole relocation and missing design details raised in the appeal have been addressed through revisions to the design. Power poles are to remain on the south side of the lane and the design provides an enhanced lane interface with the addition of a low-profile sidewalk and landscape buffering for ground floor units.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

Development Permit in Hillhurst (Ward 7) at multiple addresses, DP2022-06965

IMPLICATIONS

Social

The proposed application would enable a greater range of housing options and a more diverse population with convenient access to neighbourhood services and transit. It would also contribute to the *Municipal Development Plan* goal of providing appropriately scaled densification of the City’s Established Areas. Protection of the historic Hillhurst Baptist Church and the provision of a publicly accessible private plaza deliver on city wide policies promoting the conservation of Calgary’s heritage resources and enhancement of the public realm.

Environmental

The application proposes 20 electric vehicle charging stations and an additional 100 electric vehicle-capable stalls. In addition, the conservation and refurbishment of the Hillhurst Baptist Church supports waste reduction by diverting the amount of construction materials entering the landfill. These measures support Program F and Program I of the Calgary Climate Strategy – Pathways to 2050.

Economic

The proposed development permit would provide 150 residential dwelling units and approximately 461 square metres of commercial space. The development provides housing opportunity, supports local business, and employment opportunities within 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. Development Permit Plans
4. Applicant Submission
5. Community Association Response
6. Heritage Calgary Response
7. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform