

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 1802 and 1808 Westmount Road NW, LOC2023-0024**

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**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 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 1802 and 1808 Westmount Road NW (Plan 5151O, Block 3, Lots 1 to 4) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:**

That Council:

1. Give three readings to **Proposed Bylaw 39P2023** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 111D2023** for the redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 1802 and 1808 Westmount Road NW (Plan 5151O, Block 3, Lots 1 to 4) from Residential – **Contextual** One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

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Excerpt from the Minutes of the 2023 June 22 Regular Meeting of the Calgary Planning Commission:

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**“Moved by:** Councillor Mian

That the Calgary Planning Commission reconsider its decision with respect to Report CPC2023-0611.

**MOTION CARRIED**

**Moved by:** Councillor Mian

That with respect to Report CPC2023-0611, the following be approved, **after amendment:**

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 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 1802 and 1808 Westmount Road NW (Plan 5151O, Block 3, Lots 1 to 4) from Residential – **Contextual** One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**MOTION CARRIED”**

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site along a Neighbourhood Main Street and the Primary Transit Network, allows for development that is 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

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**DISCUSSION**

This application, located in the northwest community of Hillhurst, was submitted by Sphere Architecture on behalf of the landowner, American Dream Builders Inc., on 2023 January 30. No development permit application has been submitted at this time.

The 0.10 hectare (0.25 acre) site is comprised of two laneless parcels which border on Westmount Road NW to the south, 17 Street NW to the east, and Kensington Road NW to the north. The parcels are currently each developed with one-storey single detached dwellings. This application proposes redesignation to the H-GO District to accommodate a rowhouse style development consisting of 10 dwelling units and up to 10 secondary suites within two buildings, as indicated in the Applicant Submission (Attachment 3).

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

**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 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 gave a presentation to the Hillhurst/Sunnyside Community Association (CA), met with the Ward 7 Councillor and delivered brochures to adjacent homes. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

Administration received four letters of opposition. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- insufficient infrastructure and transit service to support alternative mobility;
- density proposed is too great for the site; and
- building setbacks would not be compatible with other buildings on the street.

The Hillhurst/Sunnyside CA provided a letter of no objection on 2023 March 13 (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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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 H-GO 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.

**Environmental**

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which support the overall objectives of the *Calgary Climate Strategy – Pathways to 2050*. The applicant has also committed to specific measures for the future development of the site including the provision of EV-capable vehicle stalls and solar ready dwelling units.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 39P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 111D2023**
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform