

Land Use Amendment in West Hillhurst (Ward 7) at Multiple Addresses, LOC2023-0120

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 2011, 2015 and 2017 – 7 Avenue NW (Plan 710N, Block 6, Lots 11 to 14) 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 parcels to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single-detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is keeping with the applicable 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 greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment was submitted on 2023 May 2 by New Century Design on behalf of the landowners, Lawrence and Cornelia Agnew. The 0.14 \pm hectare (0.34 acre) area consists of three parcels located in the northwest community of West Hillhurst and is situated on the south side of 7 Avenue NW with paved lanes on both the southern and eastern edges of the properties. The site is developed with three single-detached dwellings and detached garages with lane access at the rear.

The subject area is 900 metres (15-minute walk) from the North Hill Shopping Centre and 600 metres (10-minute walk) from the shopping area located on 19 Street NW and Kensington Road NW. Transit stops are available nearby. This includes Route 104 – University of Calgary is 150 metres away (three-minute walk) and Route 404 – West Hillhurst is 300 metres away (five-minute walk).

No development permit has been submitted at this time. However, the Applicant Submission (Attachment 2) indicates the owners' intention to develop ten residential units with secondary suites in a rowhouse courtyard-built form.

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A detailed planning evaluation, including location and site context is provided in 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 the public/interested parties and respective community association was appropriate. In response, the applicant developed a project website, sent a letter to the West Hillhurst Community Association on 2023 April 27 and attended a Planning Board meeting on 2023 June 19. The applicant delivered postcards with a project description to 75 neighbours within a 60-metre radius of the site and an additional 120 postcards were delivered to neighbours on 2023 June 21 advertising an open forum meeting. The community meeting was held on 2023 July 5 at the West Hillhurst Community Association. The Applicant Outreach Summary is contained in Attachment 3.

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 76 responses from the public including 75 letters of opposition and one letter of support. The letters of opposition included the following areas of concern:

- height, shadowing, setbacks and density (number of proposed units);
- privacy, crime;
- increased waste & recycling bins and rear lane driving conditions;
- removal of mature trees and loss of community character;
- impacts to community should future tenancy involve Airbnb rental units;
- increased strain on existing infrastructure and public amenities; and
- increased traffic, decrease in parking availability and concerns of traffic safety at the 19 Street NW and 7 Avenue NW / 8 Avenue NW intersection.

The West Hillhurst Community Association and West Hillhurst Planning Committee provided a letter on 2023 June 26 (Attachment 4), identifying the following requests and considerations:

- a development permit submission to be evaluated on a concurrent basis with the land use amendment;
- a temporary halt to land use amendments until the Riley Communities Local Area Plan (LAP) process is complete;
- concerns of increased vehicular traffic to pedestrians and cyclists be considered.

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- address concerns of increased traffic, density, height, shadow effects, waste and safety at the land use amendment stage;
- an increased emphasis on properties considered suitable for long-term rather than short-term occupation in direct relation to Airbnb rentals in the community;
- increased concerns with issues arising from Airbnb rentals within the community and associated noise, nuisance and litter complaints;
- the development to be built with high quality materials such as brick or stone; and
- assurances be provided from the builder that the tree bylaw and sidewalk remediation are followed.

The West Hillhurst Transportation Committee provided additional commentary noting the application failed to satisfy the requirements of the Location Criteria for Multi-Residential Infill by not being located within 600 metres of an existing or planned primary transit stop.

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, tree retention, safety and access considerations, and waste and recycling will be reviewed and determined at the development permit stage. Regarding the Location Criteria for Multi-Residential Infill, these criteria are not applied in the R-CG District because this is a low-density residential district as opposed to a multi-residential district.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable strategies will be explored and encouraged at the subsequent development approval stages.

Economic

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

Service and Financial Implications

No anticipated financial impact.

**Planning and Development Services Report to
Calgary Planning Commission
2023 September 21**

**ISC: UNRESTRICTED
CPC2023-0872
Page 4 of 4**

Land Use Amendment in West Hillhurst (Ward 7) at Multiple Addresses, LOC2023-0120

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