

Land Use Amendment in West Hillhurst (Ward 7) at Multiple Addresses, LOC2023-0141

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 2202 and 2204 – 5 Avenue NW (Plan 710N, Block 13, Lots 21, 22 and a portion of Lot 23) 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 and townhouses 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 buildings 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 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 greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that 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 related to this proposal.

DISCUSSION

This application, located in the northwest community of West Hillhurst, was submitted by Goadex Builders Corp. on behalf of the landowners, Leslie Martin and Robbie Motta on 2023 May 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 in the future.

The 0.06 hectare (0.14 acre) site is located at the northwest corner of 5 Avenue NW and 21 Street NW and is currently developed with a duplex dwelling with rear lane access. The site is located on one of the primary collector roads in the community and is approximately 600 metres (eight-minute walk) from retail and services along 19 Street NW and 600 metres (eight-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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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 attended a West Hillhurst Community Association meeting on 2023 April 17 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 the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition and two letters neither in support nor opposition from the public. The letters noted the following areas of concern:

- compatibility with the character of the neighbourhood;
- effects of height and building massing on privacy, shadowing and views;
- increased traffic and parking congestion; and
- loss of public street trees and a private mature coniferous tree.

The West Hillhurst Community Association (CA) provided an email on 2023 August 1 indicating they are neither in support nor opposition to this application (Attachment 4).

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

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.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit to support the *Calgary Climate Strategy – Pathways to 2050*. Details of

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what is proposed can be seen in the Background and Planning Evaluation (Attachment 1). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent 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