

**Land Use Amendment in West Hillhurst (Ward 7) at 2511 – 3 Avenue NW,  
 LOC2023-0384**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2511 – 3 Avenue NW (Plan 331AB, Block 1, Lots 5 and 6) 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 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 in 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 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for two semi-detached dwellings with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northwest community of West Hillhurst was submitted by O2 Planning and Design on behalf of the landowners, Amanpreet Saini, Jasmine and Navleen Sandhawalia, on 2023 December 10. The applicant identified the intent to accommodate a built form that could allow for four dwelling units and four secondary suites as referred to in the Applicant Submission (Attachment 2). A development permit application (DP2024-00751) for two semi-detached dwellings with secondary suites was submitted 2024 February 02 and is under review.

The approximately 0.06 hectares (0.14 acre) corner site is situated in the northwest community of West Hillhurst at the northeast corner of 3 Avenue NW. To the east of the site is Crowchild Trail NW separated from the property by a pathway and noise barrier wall. Crowchild Trail NW is part of the Primary Transit Network. The site is within approximately 600 metres (a 10-minute walk) of transit stops, schools, parks and commercial businesses. The parcel is located approximately 300 metres (a five-minute walk) from Kensington Road NW, which is identified as a Neighbourhood Main Street on the MDP's Urban Structures map. The proposed R-CG District

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would accommodate a modest intensification in density, while providing flexibility with respect to building forms.

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 the public/interested parties and the community association was appropriate. In response, the applicant distributed post cards to immediate neighbours. The applicant reached out to the West Hillhurst Community Association (CA) and received comments neither in support nor in opposition of this rezoning. The CA highlighted concerns regarding location of site, retaining existing trees, garbage storage and traffic impacts. The applicant also launched the project website and held a virtual public outreach meeting for interested parties. 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 a letter from the CA (Attachment 4). The CA raised the following concerns:

- density;
- amount of parking;
- lot coverage;
- waste and recycling location;
- assurance that the existing public trees along the pathway are retained and protected during construction; and
- new development to plant trees to enhance the neighbourhood's urban canopy.

Administration also received two letters of opposition from the public, which raised concerns about the location of the site not being suitable for the proposed intensity and parking requirements.

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, on-site parking, landscaping, amenity areas and architecture will be determined at the development permit stage.

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Following Calgary Planning Commission, notification for a Public Hearing of Council 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 R-CG 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**

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.

**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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform