

**Land Use Amendment in West Hillhurst (Ward 7) at 114 and 118 – 19 Street NW,
 LOC2023-0342**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.28 acres ±) located at 114 and 118 – 19 Street NW (Plan 8942GB, Block 19, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f1.5h12) District.

HIGHLIGHTS

- This application seeks to redesignate the subject properties to allow for a mixed-use development with commercial and residential uses in the same building or multiple buildings, up to 12 metres (three storeys) in height.
- The proposal allows for an appropriate building form and set of uses along 19 Street NW and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application would provide more housing and commercial options for inner city living in proximity to a Neighbourhood Main Street and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional housing options in a desirable neighbourhood and would contribute to supporting nearby businesses and transit infrastructure.
- A development permit for a mixed-use development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of West Hillhurst, was submitted by CivicWorks on behalf of the landowner, Townhome Fund 1 GP Ltd (RNDSQR), on 2023 November 3.

The approximately 0.11 hectare (0.28 acre) site is located on the east side of 19 Street NW, approximately 45 metres north (less than a minute walk) of Kensington Road NW, a Neighbourhood Main Street and Primary Transit Network. It is located 60 metres south (a one-minute walk) of shops on 19 Street NW. The proposed MU-1f1.5h12 District accommodates a mix of residential and commercial uses in the same building or multiple buildings. As indicated in the Applicant Submission (Attachment 2), the landowner plans to develop a stacked townhouse development with a neighbourhood scale commercial unit. A non-concurrent development permit (DP2023-08211) for a mixed-use development was submitted on 2023 November 21 and is under review.

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 met with the West Hillhurst Community Association and Ward 7 Office in 2023 November, provided neighbour mailers to residents within approximately 200 metres of the site, provided notification signage in addition to City of Calgary notice posting on site and hosted a project website, voicemail, and email address. 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 the adjacent landowners.

Administration received one public submission in opposition. The opposition was focused on traffic and pedestrian safety around the site.

The West Hillhurst Community Association provided a letter in opposition on 2023 December 12 (Attachment 4) identifying the following concerns:

- timing of application with respect to the Riley Communities Local Area Planning project;
- increase in vehicular traffic which increases conflicts with pedestrians and cyclists;
- insufficient parking for the number of proposed units and a commercial business;
- impact of development on planned 19 Street NW Streetscape improvements;
- maintenance of mature trees on site;
- potential for Airbnb rentals;
- ensure development is built with high quality materials;
- site is not in proximity to "primary transit"; and
- concern with future consideration of parking relaxations due to proximity to the primary transit network.

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 through the development permit stage. Short term rentals (such as Airbnb) are governed by other City regulations and licensing bylaws and are not a land use consideration. Land use and development applications are still being accepted and reviewed against current policies, in this case the MDP, during the Riley Communities Local Area Planning project process.

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IMPLICATIONS

Social

The proposed application provides additional housing choices that may better accommodate the housing needs of different age groups, lifestyles and demographics. The flexibility to provide local-scale commercial uses on site may support the needs of local residents.

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 promotes fiscal sustainability by supporting intensification in the inner-city to allow 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