

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Broadview Road NW,
 LOC2024-0039**

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 2002 Broadview Road NW (Plan 5151O, Block 23, Lots 1 and 2) 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the northwest community of West Hillhurst was submitted by Horizon Land Surveys on behalf of the landowner, Abdullah Durdu, on 2024 February 14. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to provide for a greater range of housing types in the community.

The approximately 0.06 hectare (0.14 acre) site is located on the northwest corner of Broadview Road NW and 19 Street NW. It is currently developed with a single detached dwelling and detached garage and has rear lane access. The site is approximately 200 metres (a three-minute walk) south of Kensington Road NW, a Neighbourhood Main Street as identified in the MDP, and 100 metres (a two-minute walk) north of Memorial Drive NW. The site is directly north of a large open space containing a soccer field.

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 the Community Association was appropriate. In response, the applicant delivered postcards to residents within a 100 metre radius of the site and spoke with residents through door knocking. The applicant also organized an online meeting with the West Hillhurst Community Association and contacted the Ward 7 Councillor's Office but received no response. 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 two letters neither in support nor opposition and one letter in opposition citing the following concerns: lack of available street parking on 19 Street NW and Broadview Road NW and a reduction in property values.

The West Hillhurst Community Association provided a response to this application on 2024 March 20 (Attachment 4) identifying the following concerns:

- community lacks "Primary Transit" and BRT routes and The City should prioritize transit;
- traffic will impact the intersection of 19 Street NW and Memorial Drive NW;
- parking is insufficient and street parking is not permitted along 19 Street NW;
- future development should be built with high-quality materials;
- tree bylaw and sidewalk remediation should be followed;
- applicant should be required mitigate water drainage at this location; and
- tree schedule should be followed and monitored.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. In response to public concerns, the building and site design, on-site parking, number of units, site drainage, landscaping and tree preservation will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications 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.

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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 confirmed at subsequent development approval stages.

Economic

The proposed land use amendment 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.

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 |
|---------------------------|------------|------------------------|
| | | |