

**Land Use Amendment in West Hillhurst (Ward 7) at 2624 – 1 Avenue NW
 LOC2023-0386**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) at 2624 – 1 Avenue NW (Plan 330AB, Block 5, Lots 10 and 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 MARCH 21:**

That Council give three readings to **Proposed Bylaw 147D2024** for the redesignation of 0.05 hectares ± (0.13 acres ±) at 2624 – 1 Avenue NW (Plan 330AB, Block 5, Lots 10 and 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including townhouses, rowhouse buildings and fourplexes, in addition to the building forms 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 the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd80) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to 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 regarding this proposal.

DISCUSSION

This land use amendment application in the northwest community of West Hillhurst was submitted by Horizon Land Surveys on behalf of the landowner, Marroon Homes Ltd., on 2023 December 11. As per the Applicant's Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a development with up to four units. No Development Permit has been submitted for the subject site.

The approximately 0.05 hectare (0.13 acre) site is a single mid-block parcel with rear lane access. It is located one block north (a three-minute walk) of Parkdale Boulevard NW, which is part of the Primary Transit Network and 165 metres (a three-minute walk) north of Kensington

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Road NW, a Neighbourhood Main Street that is also part of the Primary Transit Network. The proposed M-CGd80 District would allow for the development of up to a maximum of four grade-oriented units, housed within two semi-detached buildings, with one fronting the street and the other positioned at the rear as envisioned by the applicant.

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 relevant public groups and the respective community association was appropriate. In response, the applicant conducted a postcard delivery to residents within a 90-metre radius of the site, as well as contacted the Community Association and the Ward Councillor's Office. The applicant also door-knocked and spoke with surrounding residents. Furthermore, the applicant attended the West Hillhurst Community Association planning committee meeting on 2023 December 18, where the applicant was encouraged to continue to engage with neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received five responses from the public, one was neutral and four were in opposition, noting the following areas of concern:

- impact on availability of street parking and increased traffic leading to safety issues;
- height and massing leading to privacy issues and shadowing;
- impacts on existing green space and mature trees;
- increased noise and pollution; and
- deterioration of the neighborhood's character.

The West Hillhurst Community Association provided a response (Attachment 4) in opposition of this application noting the lack of adherence to the City's tree requirements for new homes and that the M-CG District is not fitting with community context.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. In response to public concerns, on-site vehicle parking stalls, bicycle parking stalls and landscaping including trees will be required at the development permit stage. Furthermore, efforts will be made to collaborate with the applicant to retain trees wherever feasible, and high-quality urban design that respects and enriches the

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existing community character will be actively encouraged. The building massing, site design, and on-site parking will be further 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 to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed M-CGd80 District would allow for a wider range of housing types than the current 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 proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach
4. Community Association Response
5. **Proposed Bylaw 147D2024**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform