

Land Use Amendment in West Hillhurst (Ward 7) at 2032 and 2040 – 5 Avenue NW, LOC2021-0216

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.3 acres ±) located at 2032 and 2040 - 5 Avenue NW (Plan 8942GB, Block 15, Lot 9; Plan 710N, Block 15, Lots 27 and 28) 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 in addition to the building types already allowed in the 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 may be 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 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 greater 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.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the northwest community of West Hillhurst, was submitted by Horizon Land Surveys on behalf of the landowner, Jean Unruh, on 2021 December 17. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identifies the intent to develop up to a nine-unit rowhouse in the future.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant used the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant reached out to the West Hillhurst Community Association and sent letters to adjacent landowners. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received three letters in opposition and one letter in support. The following areas of concern were shared from those in opposition:

- increase in parking demand on adjacent streets;
- privacy and shadowing impacts on nearby properties; and
- residential noise impacts.

The areas for support were increase in density – especially given proximity to downtown, and sustainability.

The West Hillhurst Community Association provided email communication on 2022 January 18 (Attachment 4) stating that they expect their concerns of increased traffic, density, height, shadow, and safety to be addressed at the development permit stage. There was an additional email received 2022 January 31 (Attachment 4) requesting clarification on a spelling error and if evidence was provided to support the applicant's claim of "housing that faces both streets tends to slow traffic and enhance pedestrian safety and experience on the adjacent sidewalks."

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is for a low density residential district compatible with the existing character of the neighbourhood. The building and site design, as well as on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application 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 land use would allow for a wider range of housing types than the existing R-C2 District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The ability to develop up to nine dwelling units, plus possible secondary suites, would allow for more efficient use of 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 Responses

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform