

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
Corrected CPC2024-1139
Page 1 of 3**

Development Permit in Hillhurst (Ward 7) at 212 – 10A Street NW, DP2024-01613

RECOMMENDATION:

That Calgary Planning Commission approve Development Permit DP2024-01613 for New: Multi-Residential Development (1 building) at 212 – 10A Street NW (Plan 5609J, Block J, Lot 58), with conditions (Attachment 2).

HIGHLIGHTS

- This application proposes an addition to an existing single detached dwelling to create a multi-residential building comprised of three dwelling units.
- 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) and the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This proposed development would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- At the **2022** January 11 Public Hearing of Council, a land use amendment (CPC2021-1687) was approved to increase the maximum allowable density to enable the development of up to three dwelling units. Council directed that Calgary Planning Commission be the Development Authority for the subsequent development permit application.

DISCUSSION

This application, in the northwest community of Hillhurst, was submitted by QuantumPlace on behalf of the landowner, Rocco Terrigno, on 2024 March 13. The site is approximately 0.04 hectares (0.90 acres) in size. A single detached dwelling and detached garage currently exist on the site. The Applicant Submission is included in Attachment 3.

This application proposes adding to the existing structure to create a total of three dwelling units in a three-storey building. Being at the end of the block and adjacent to a lane and commercial development, the proposal fits well into its context. Additionally, the proposal aligns with the *Hillhurst/Sunnyside Area Redevelopment Plan*. The development permit plans are included in Attachment 4. A detailed planning evaluation, including 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 Development Permit, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) and engage with neighbouring property owners. An information

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
Corrected CPC2024-1139
Page 2 of 3**

Development Permit in Hillhurst (Ward 7) at 212 - 10A Street NW, DP2024-01613

letter was mailed to the neighbour prior to submission of the application. The Community Association provided comments on the application (Attachment 5) and the applicant provided a response (Attachment 6).

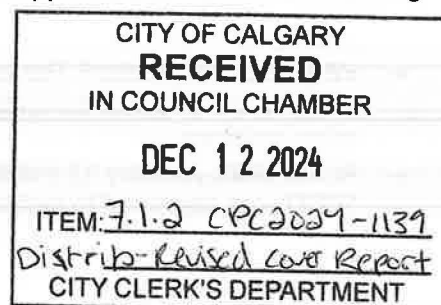
After initial review, the location of the emergency staircase and mural has been moved to the south side of the building. This information was communicated to the neighbour and they indicated that they appreciated this change although they are neither against or in support of the overall application. The latest version of the drawings has been printed and hand delivered to the neighbour.

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 six letters of opposition. The letters of opposition included the following areas of concern:

- building design and site layout;
- site access and accessibility;
- massing, privacy and shadowing;
- parking;
- landscaping;
- apartment nature of development; and
- environmental preservation.



Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed development is consistent with the approved land use and density and is acceptable in terms of local area planning policy and the Land Use Bylaw.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

The development of this site may enable a more efficient use of land and infrastructure, support surrounding uses and provide additional housing choice in a location with access to amenities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
Corrected CPC2024-1139
Page 3 of 3**

Development Permit in Hillhurst (Ward 7) at 212 - 10A Street NW, DP2024-01613

Economic

This proposed development represents an efficient use of land and infrastructure. The development would provide further housing opportunity and would add neighbourhood residents that may support local businesses and 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. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Community Association Comments
6. Applicant Response to Community Association

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform