

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2024-0183

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1211) to the 2025 January 14 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 206, 210, 214 and 218 – 19 Street NW (Plan 8942GB, Block 19, Lots 4 to 7) from Mixed Use – General (MU-1f3.3h19) District to Mixed Use – General (MU-1f3.9h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 14D2025** for the redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 206, 210, 214 and 218 – 19 Street NW (Plan 8942GB, Block 19, Lots 4 to 7) from Mixed Use – General (MU-1f3.3h19) District to Mixed Use – General (MU-1f3.9h24) District.

HIGHLIGHTS

- This application seeks to increase the maximum floor area ratio and building height for the subject site to accommodate a six-storey mixed-use development.
- The proposal would allow for an appropriate level of density and neighbourhood-scale commercial development along a higher activity street in an inner-city community and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would enable additional housing and commercial options for nearby residents and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for additional housing options and density to support local commercial development along 19 Street NW and a nearby Neighbourhood Main Street.
- 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 land use amendment application, in the northwest community of West Hillhurst, was submitted by CivicWorks on behalf of the landowners, Hillhurst Boutique Ltd. and Stirling Enterprises Inc., on 2024 July 12. The approximately 0.23 hectare (0.56 acre) site is comprised of four parcels located on the east side of 19 Street NW, approximately 110 metres (a two-minute walk) north of the Kensington Road NW Neighbourhood Main Street.

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The application proposes to maintain the existing MU-1 District with an amended maximum floor area ratio of 3.9 (an increase from the current maximum of 3.3) and maximum building height of 24 metres (an increase from the current maximum of 19 metres). The Applicant Submission (Attachment 2) notes the proposed increases are intended to accommodate a six-storey mixed-use development. The proposed modifier adjustments represent one additional storey of height and approximately 1,354 square metres of additional floor area over the current land use.

A development permit application (DP2024-06339) for 101 dwelling units and 539 square metres of commercial uses was submitted on 2024 August 30 and is under review. Two other development permits have previously been submitted for the northernmost parcel only. DP2020-7757, a five-storey mixed-use building with 24 dwelling units approved by the Development Authority on 2021 December 01 and overturned by the Subdivision and Development Appeal Board on 2022 May 02, and DP2022-07331, a four-storey multi-use commercial building approved by the Development Authority on 2024 January 04.

A detailed planning evaluation, 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 the public/interested parties and respective community association was appropriate. In response, the applicant installed informational on-site signage, made online material available through a project webpage, delivered brochures to homes within a 200-metre radius of the site, met with the Ward 7 Councillor's Office and West Hillhurst Community Association and held a digital information session for the community on 2024 September 12. 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 10 letters of opposition from the public noting the following concerns:

- building height and related shadowing and privacy impacts on nearby low-density residential development;
- a midblock site location for development of the largest building on the block face;
- disruption and activity in the rear lane as a result of loading and waste collection;
- amount of parking provided for the proposed density and commercial units; and
- concerns related to increased traffic in the area.

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The West Hillhurst Community Association provided a letter in opposition on 2024 September 20 (Attachment 4) identifying the following concerns:

- the proposed development does not address issues raised by the community for this site as part of a previously appealed development permit;
- a comprehensive traffic study should be required in support of this application and others in the community;
- transit service in the area is too infrequent to be considered “primary transit service” and the site should not qualify for parking reductions;
- amount of on-site parking proposed would not meet parking demand based on city-wide vehicle ownership patterns;
- reducing parking stalls will not encourage active modes of transportation;
- limited infrastructure and school capacity to support increased density; and
- the number of three-bedroom units in the proposed development is too low.

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 is being reviewed and determined as part of the development permit.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 proposal would enable additional housing and retail options which may better accommodate the 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 are being explored and encouraged through the development permit review.

Economic

The proposed land use would provide increased housing choice and diversity in the community and allow for a more efficient use of land, services and existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response
- 5. Proposed Bylaw 14D2025**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform