

LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
EAST OF CROWCHILD TRAIL NW and NORTH OF MEMORIAL
DRIVE NW
BYLAW 39D2018

MAP 17C

EXECUTIVE SUMMARY

This land use amendment application proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development. The site is a corner parcel and is currently developed with a single detached dwelling. The applicant is seeking the proposed redesignation because the current dwelling is in disrepair and they wish to improve the redevelopment potential.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 November 30
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 39D2018; and	
1. ADOPT the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 2340 Westmount Road NW (Plan 1197FW, Block 8, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and	
2. Give three readings to the proposed Bylaw 39D2018.	

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is compatible with the established character of West Hillhurst and conforms to the relevant policies of the Municipal Development Plan (MDP). The proposed redesignation would result in a modest increase in the allowable density through a land use district that is contextually sensitive. The subject site is located on a corner parcel, is in close proximity to primary transit service, and is on a Municipal Development Plan identified Urban Main Street.

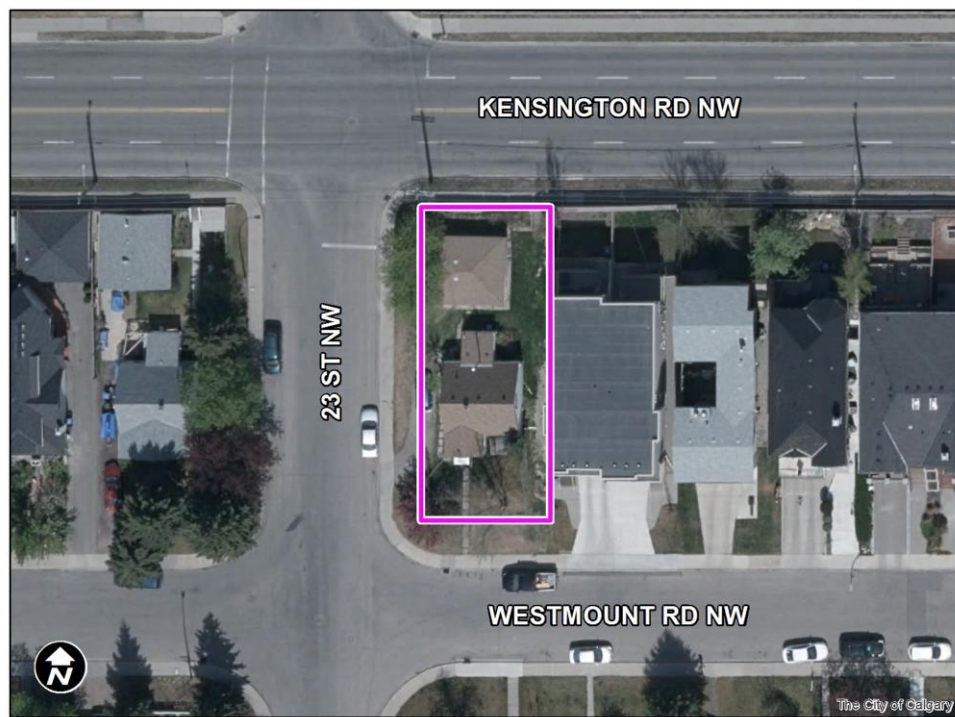
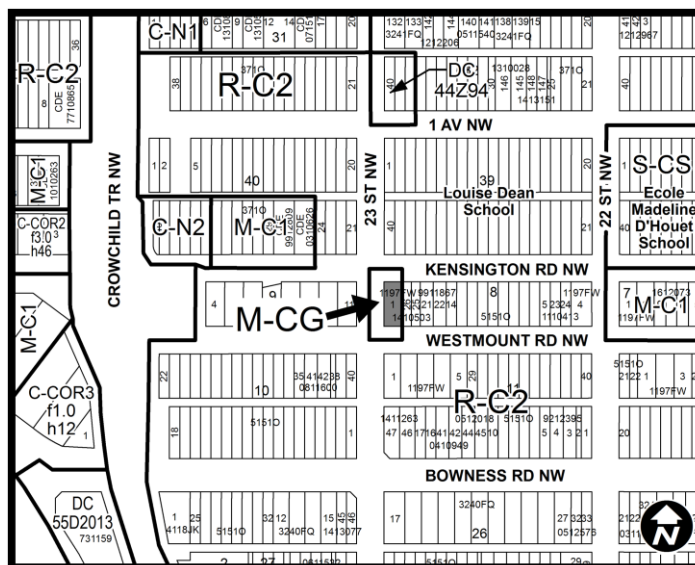
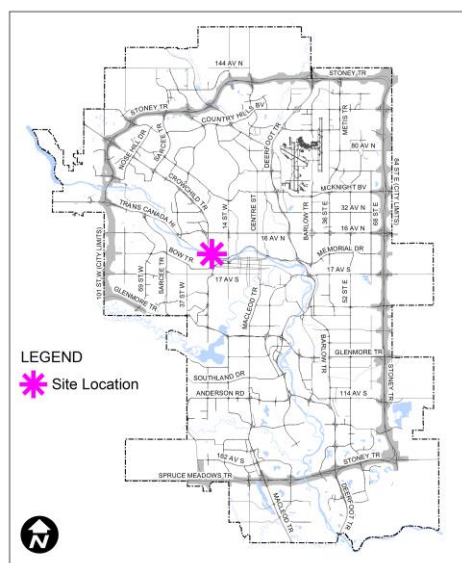
ATTACHMENT

1. Proposed Bylaw 39D2018
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 2340 Westmount Road NW (Plan 1197FW, Block 8, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Moved by: A. Palmiere

Carried: 7 – 0

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Applicant:

Sarah Sy

Landowner:

Sarah Sy
Tat Va Sy

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of West Hillhurst in the northwest quadrant of the City. Located at the corner of Westmount Road and 23 Street NW the site is easily accessible by foot, bicycle, transit, or vehicle.

The parcel is approximately 13.42 metres wide by 32.6 metres deep and is currently developed with a single detached dwelling. Contextually, the site is located in an area of the community that is characterized by low density residential development. The adjacent parcels are designated R-C2.

The population of West Hillhurst peaked in 1969 at 4,252 as shown in the table below. The proposed land use amendment could result in a population increase if the subject parcel is developed with a multi-residential development.

West Hillhurst	
Peak Population Year	1969
Peak Population	4,252
2017 Current Population	3,193
Difference in Population (Number)	-1,059
Difference in Population (Percent)	-25%

LAND USE DISTRICTS

The proposed land use amendment is to redesignate the subject parcel from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development. The purpose of the M-CG district is to accommodate a variety of forms of multi-residential development that is contextually sensitive and grade oriented. The M-CG district is intended to be in close proximity or adjacent of low density residential and allows for varied building height and front setbacks in a manner that reflects the immediate context.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Inner City Residential Area of the MDP. The Developed Inner City Residential Area is supportive moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed M-CG District allows for development that is sensitive to the existing context and meets relevant policies of the MDP. The subject site is located on a corner parcel, adjacent to both low and medium density development, and is in close proximity to public transit and commercial uses meeting many MDP objectives.

Kensington Road NW is also identified as an Urban Main Street in the MDP. Development opportunities within Main Streets relate to their existing role as retail streets and their potential to become places for urban intensification along the Primary Transit Network. Urban Main Streets provide for a high level of residential and employment intensification along an Urban Boulevard street type. The proposed land use redesignation aligns with the objectives of residential intensification along Main Streets.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with many of the location criterion for multi-residential infills in low density residential areas. The following chart is a summary of the preferred conditions to support multi-residential infills. These criteria are a guideline and are not meant to be applied in absolute.

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LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing or planned primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	Yes
7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	No

TRANSPORTATION NETWORKS

The subject site is located approximately 100 metres walking distance from a primary transit stop on Kensington Road NW, Route 1. This segment of Kensington Road NW is part of the Primary Transit Network and Route 1 is considered frequent bus service.

A traffic impact assessment was not required as part of this application. At the development permit stage vehicular access and parking will be designed to the satisfaction of Administration.

UTILITIES & SERVICING

Water, sanitary sewer, and storm sewer are available to service this parcel. Westmount Road NW has water and sanitary, and 23 Street NW has storm. This site is not located in an area of known infrastructure concerns or servicing review.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was required for this site.

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ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability measures will be evaluated at the development permit stage of development.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment or growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The West Hillhurst Community Association has reviewed the proposed land use amendment application and supports the redesignation.

Citizen Comments

No comments were received by the CPC report submission date.

Public Meetings

The applicant has spoken adjacent neighbours as well as the community association regarding their proposal. No public meetings were held by administration.

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APPENDIX I

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APPLICANT'S SUBMISSION

0263



contemporary projects

Land Use Redesignation Application Rationale

Site Address: 2340 Westmount Road NW

Legal Description: 1197 Block 8 Lot 1

To Whom It May Concern,

Please consider this letter as part of the land use redesignation application for the site 2340 Westmount Road NW. The existing zoning is RC-2 and we are proposing for a MC-G zoning.

The existing house on the property is the original development from the 1920s but the home has unfortunately reached the end of its life span. The current state of the home is in disrepair and renders financially unfeasible to renovate. As the owner of the property and designer of this project, the site lies greater potential from a architectural, urban design, and economical standpoint if a higher density zoning is warranted. As per the proposed site plan and concept plans, four row house units can be obtained with the MC-G designation. The proposal has suggesting a sensibly denser development than what the current RC-2 designation can yield whilst in keeping with the typology of the community and immediate block on Westmount Road. The new development unintrusive and coherent with the look of the surrounding community. The proposal for a zoning that can allow for a denser development per hectare is supported by the following reasons:

1. Kensington Road Main Street Study: According to the main street study on the City of Calgary website, Kensington Road has great potential grow into a popular main street in this community. However, the existing interface between the residential homes and Kensington Road near Crowchild Trail does not allow for a street section that can foster this growth. Most houses have high 8' fences and backyards facing Kensington. With a RC-2 designation the potential of a similar condition development is very likely. The proposed design is more supportive of the Main Street vision. The elongated building footprint brings the development to a closer proximity to Kensington road with a more architecturally considered elevation. The proposed side yard lies potential to be more open and permeable to Kensington Road in comparison to the existing fence and back of garage condition that exists on site today.
2. Proximity to a major public transit line - Within 400M of the 1 Bowness/Forest Lawn Line
3. Proximity to bike network - Westmount Road is a signed bikeway and shared bicycle lane. This lane connects directly to the regional pathway along Memorial Trail.
4. Proximity to schools, community amenities, and Kensington's commercial district

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- a. This site is located across the street from the Louise Dean School and the Madeleine D'Houet Elementary and Junior High
- b. Within walking distance to medical clinics, retail stores along 19 street.
- 5. Proposed plans provides more on site parking (additional 4 stalls) than required - alleviating concerns of increased street parking.
- 6. Precedent of similar developments in West Hillhurst, Hillhurst communities
 - a. Westmount Road and 20th Avenue NW
 - b. Westmount Road and 17 Avenue NW

Please do not hesitate to contact me should there be any questions or if you would like discuss the content of this letter.

Regards,
Sarah Sy

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

The West Hillhurst Community Association Planning Committee reviewed LOC2017-0263 and provides the following comments:

- The committee supports the re-designation and looks forward to seeing an appropriate façade facing Kensington Road, 23 St NW and Westmount Rd NW
- Increased density in the area is supported as is improving the appearance of Kensington Road
- The committee notes that it is disappointing the adjacent redevelopments preclude any consolidation for a greater opportunity to improve the south side of Kensington Road. In fact, the adjacent redevelopment is exactly what the committee does not want to see occur: dominance of driveway and garage along Westmount and fenced backyard along Kensington.

Thank you,

Karen