

LAND USE AMENDMENT  
WEST HILLHURST (WARD 7)  
NORTH OF KENSINGTON ROAD NW AND EAST OF  
CROWCHILD TRAIL NW  
BYLAW 179D2017

MAP 20C

**EXECUTIVE SUMMARY**

This land use amendment application proposes to redesignate the subject parcel located in the community of West Hillhurst from Residential Contextual One/Two Dwelling (R-C2) District to a Residential – Grade Oriented Infill (R-CG) District to allow for a range of low density residential uses, including rowhouse development.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 April 06

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 179D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 2139 – 1 Avenue NW (Plan 371O, Block 37, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 179D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low-density residential development. In conformance with the applicable policies of the Municipal Development Plan, the proposal represents a modest density increase for the parcel and facilitates development that has the ability to respect the scale and character of the existing neighbourhood.

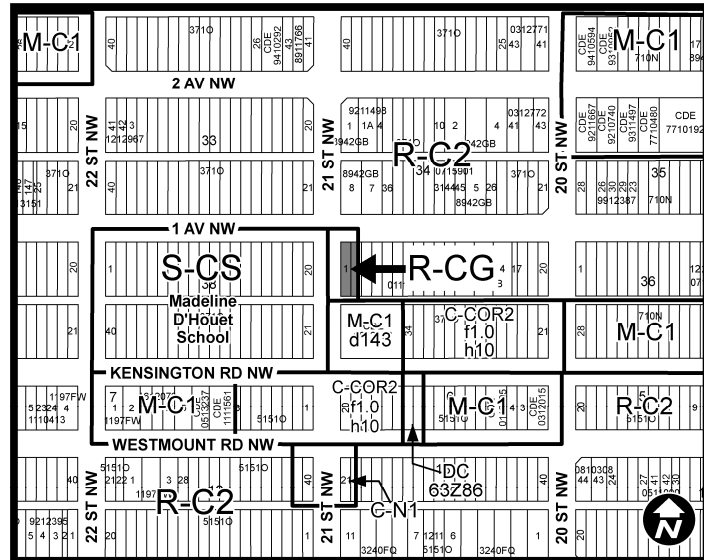
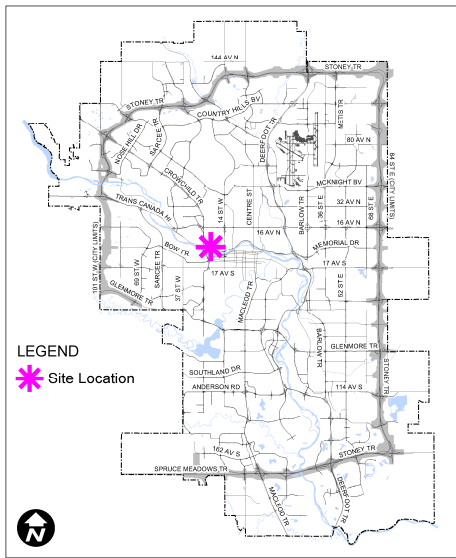
**ATTACHMENTS**

1. Proposed Bylaw 179D2017
2. **Public Submissions**

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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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 2139 – 1 Avenue NW (Plan 371O, Block 37, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

**Moved by: M. Foht**

**Carried: 7 – 0**

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**Applicant:**

Inertia

**Landowner:**

Naglis Investments Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the community of West Hillhurst on the southeast corner intersected by 1 Avenue NW and 21 Street NW. The parcel is developed with a single storey detached dwelling, and a detached carport that is accessed from the rear lane. The immediate area generally consists of a mix of single detached and semi-detached residential dwellings, with some institutional and commercial uses to the south and west.

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2016 Current Population	6,449
Difference in Population (Number)	-422
Difference in Population (Percent)	-6%

**LAND USE DISTRICTS**

The existing Residential – Contextual One/Two Dwelling (R-C2) allows for single detached dwellings, duplex and semi-detached dwellings in the developed area.

The proposed Residential – Grade Oriented Infill (R-CG) District accommodates the additional uses of rowhouse buildings and cottage clusters. The purpose of the Residential Grade Oriented Infill (R-CG) District is to facilitate a wide range of ground-oriented housing in low density residential neighbourhoods. The rules of this land use district, with its limitations on the form and scale, support sensitive and contextual integration of new housing within existing single and semi-detached dwelling neighbourhoods, while allowing for innovative site configurations. Applying the rules of the R-CG district, a maximum of four units could potentially be developed on the subject site.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (Council Adopted 2014 – Statutory) (SSRP)

The high-level scale and/or scope of the South Saskatchewan Regional Plan (SSRP) policies are not relevant to this application.

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Municipal Development Plan (Council Adopted 2009 – Statutory) (MDP)

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached dwellings, townhouses, cottage clusters and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies, as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density.

Location Criteria for Multi-Residential Infill (Council Adopted 2016 – Statutory)

Council adopted the “Location Criteria for Multi-Residential Infill” (APPENDIX III) to provide guidance in the review of land use amendments and associated policy amendments when considering multi-residential developments in low density residential areas.

The proposal meets all elements of the location criteria:

- a) On a corner parcel;
- b) Within 400 metres of a transit stop;
- c) Within 600 metres of an existing or planned Primary Transit stop station;
- d) On a collector or higher standard roadway on at least one frontage;
- e) Adjacent to existing or planned non-residential development or multi-dwelling development;
- f) Adjacent to or across from existing or planned open space or park or community amenity;
- g) Along or in close proximity to an existing or planned corridor or activity centre; and,
- h) Direct lane access.

The subject parcel is on a corner lot with rear lane access. The parcel is within 150 metres of a transit stop on Kensington Road NW, and a Primary Transit Network stop is located within 600 metres on Crowchild Trail NW. The parcel is not located on a collector road, but is in close proximity to a Neighbourhood Boulevard (Kensington Road). The parcel is adjacent to an existing school, and is close to parks, commercial development and a Neighbourhood Corridor (Kensington Road).

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**TRANSPORTATION NETWORKS**

Situated on a corner parcel, pedestrian and vehicular access to the site is available from 21 Street NW, and the rear lane. Additional pedestrian access is available from 1 Avenue NW. On-street parking is unrestricted on 1 Avenue NW and 21 Street NW.

The area is served by Calgary Transit bus service (Route 1) with a bus stop located within 125 metres walking distance of the parcel on Kensington Road NW. The area is also served by Calgary's Primary Transit Network bus service with a bus stop location within 600 metres walking distance of the parcel on Crowchild Trail NW.

A Traffic Impact Assessment was not required as part of this application.

**UTILITIES & SERVICING**

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The West Hillhurst Community Association was circulated regarding this application on 2017 January 30. They were circulated again on 2017 March 27, however no comments received by CPC Report submission date.

**Citizen Comments**

No comments received.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The subject parcel is located in the community of West Hillhurst and consists of 0.0506 ha. The land is privately owned. A land use amendment is required in order to construct a Three-unit Row house Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District) which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide Three dwellings in a Row House Building configuration with front doors facing 21 Street NW. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

*Accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

This proposed development is consistent with the inner-city plan which encourage more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for row house development:

- The site is only four minutes' walk from transit routes on Kensington Road NW (Bus route 1, 405, 830).
- The site is located across the street on the west of Ecole Madeleine d'Houet French School, Calgary Board of Education.
- The site is less than 10 minutes' walk to Queen Elizabeth High School, Calgary Board of Education.
- The site is less than 2 minutes' drive to Crowchild Trail, a major corridor.