

Background and Planning Evaluation

Background and Site Context

The subject site is in the northwest community of West Hillhurst at the northwest corner of the intersection at 20 Street NW and Broadview Road NW. The site is approximately 0.06 hectares in size, and is approximately 15 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling with a garage accessed off 20 Street NW. There is rear lane access to the site.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. On the southeast corner of the intersection is Broadview Park, which contains a soccer field, field house, and seating for spectators. A block to the south, facing Brownsea Drive NW next to Memorial Drive NW, is the Scouts and Guides Centre. This site is also two blocks, approximately 200 metres, from Kensington Road NW, which is a corridor with a variety of commercial business and transit options.

Community Peak Population Table

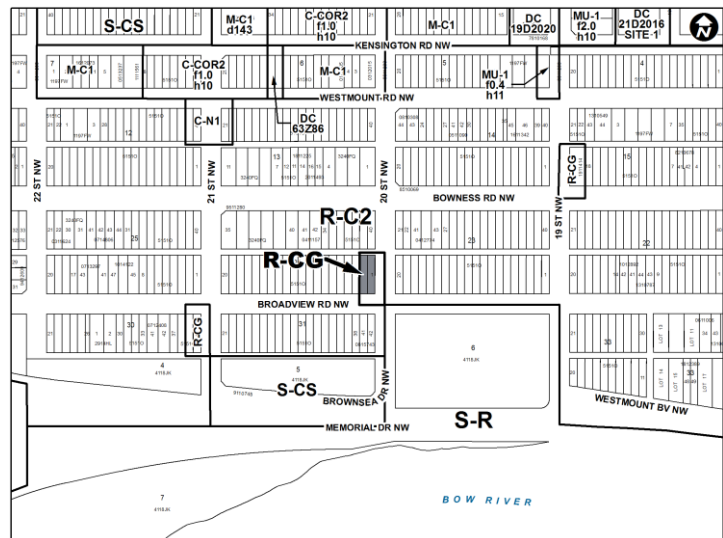
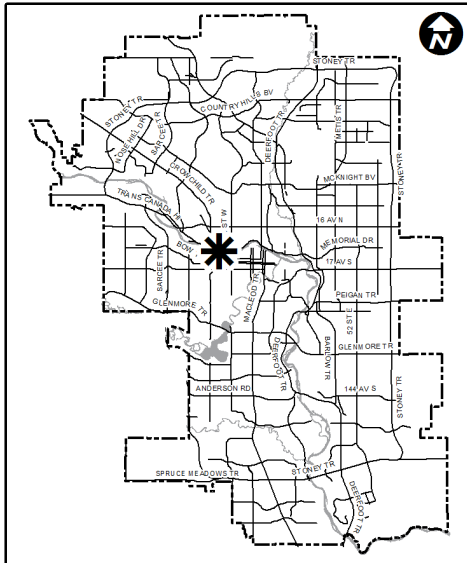
As identified below, the community of West Hillhurst reached its peak population in 1968, and the population has decreased.

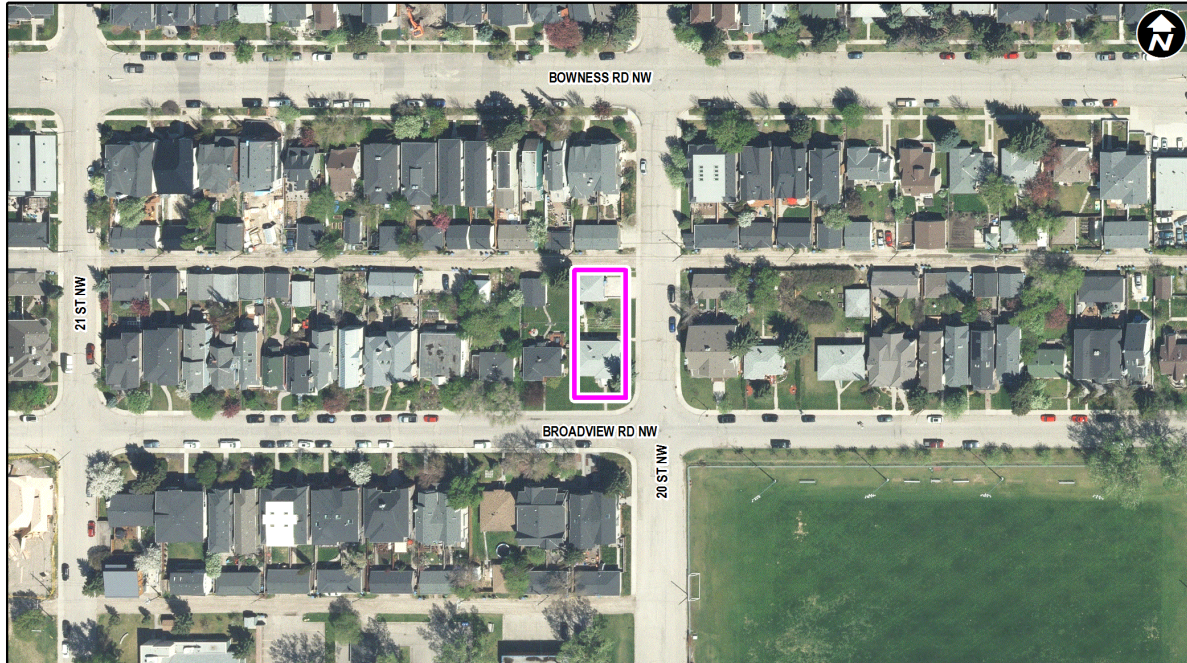
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	- 424
Difference in Population (Percent)	-6.17%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [West Hillhurst Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 20 Street NW and Broadview Road NW frontages;
- improving pedestrian connections along 20 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 20 Street NW and Broadview Road NW. Street parking is available on both 20 Street NW and Broadview Road NW. Future direct vehicular access to the parcel is to be from the lane with the removal of the existing driveway access off 20 Street NW.

The site is serviced by Calgary Transit with bus stops located approximately 300 metres away on Kensington Road NW, which is approximately a 2-minute walk. These bus stops are for several routes, including the 305 (BRT route), which is a primary transit route.

Environmental Site Considerations

There are no environmental concerns associated with the site or this proposal. An Environmental Site Assessment was not required.

Utilities and Servicing

Water, sanitary, and storm mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

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

Riley Communities Local Area Planning Project

There is no existing local area plan affecting this site. Administration has begun work on the [Riley Communities Local Area Growth Planning project](#) that includes West Hillhurst and surrounding communities. The plan is currently on hold pending completion of the Guidebook for Great Communities. Planning applications will still be accepted for processing during the local growth plan process.