

Background and Planning Evaluation

Background and Site Context

The subject parcel is located on the south side of Westmount Road NW between 20 Street NW and 21 Street NW in the community of West Hillhurst. The parcel is approximately 0.06 hectares (0.15 acres) in area with a total frontage of approximately 19 metres along Westmount Road NW and approximately 33 metres deep. The parcel is relatively flat and is currently developed with a semi-detached dwelling with rear lane access.

Surrounding development is characterized by a node of commercial uses at Kensington Road NW and Westmount Road NW, and a mix of low to medium-density residential developments in the form of single detached, semi-detached, and multi-residential dwellings. The surrounding area has recently seen some infill development in the forms of semi-detached and rowhouse dwelling units. Madeline D'Houte Elementary School is located one block northwest of the site.

Calgary Transit bus routes are currently operating along Kensington Road NW. Bus stops currently exist approximately 80 metres (a one-minute walk) northwest, and 200 metres (a three-minute walk) northeast, of the site.

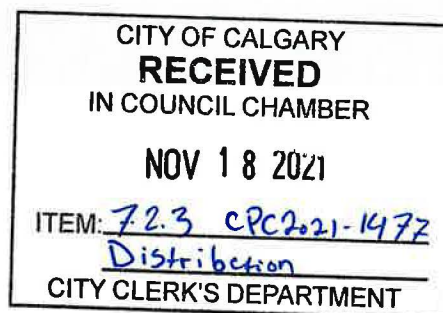
Community Peak Population Table

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

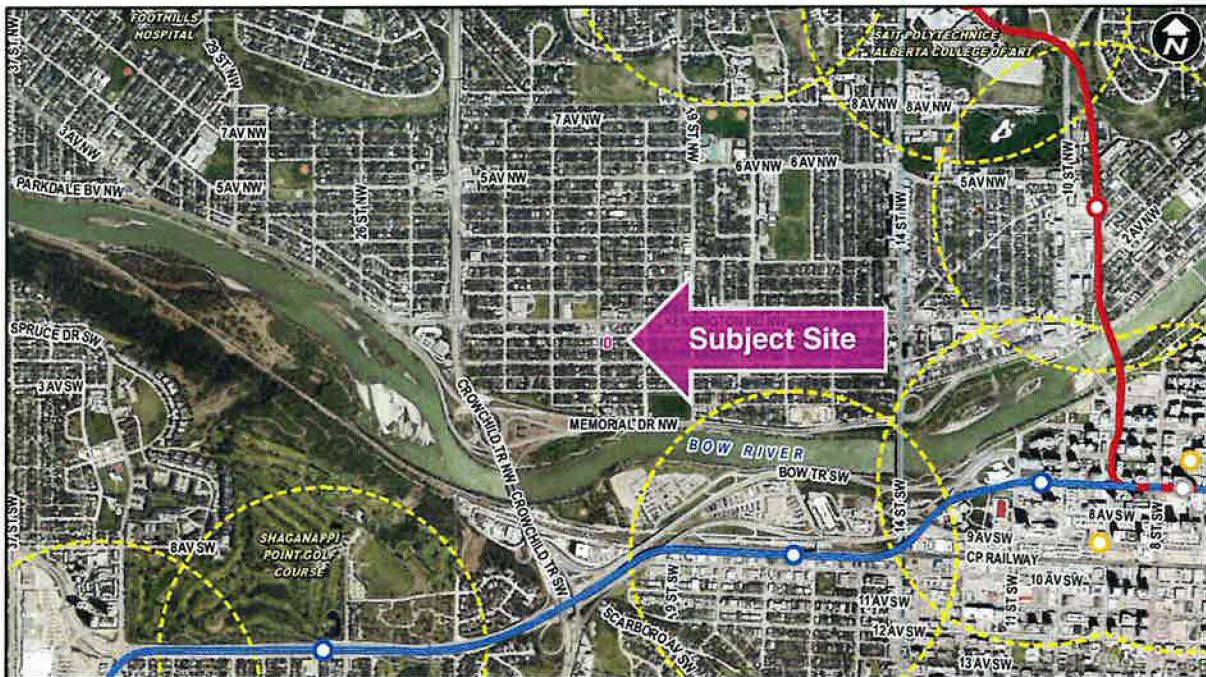
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	6.17%

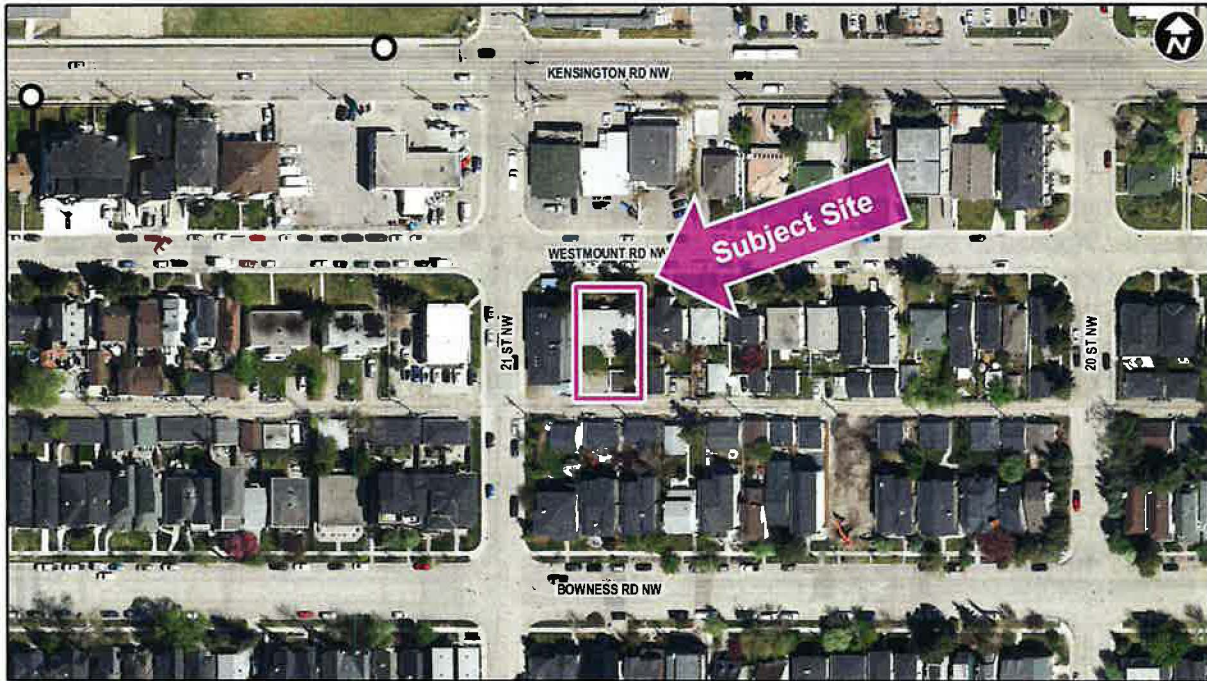
Source: The City of Calgary 2019 Civic Census

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 low-density residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed M-CG District is a multi-residential designation in developed areas that is primarily for a higher number of dwelling units and traffic generation than low density residential designations. The M-CG District is intended for developments that are designed to provide some or all units with direct access to grade in a variety of forms. The District allows for a maximum building height of 12 metres and a maximum density of 111 units per hectare. Based on parcel area, this would allow for up to 6 units on the subject parcel. The District is also intended to be in close proximity or adjacent to low density residential development.

Development and Site Design

If approved by Council, the rules of the proposed M-CG District will provide guidance for the future redevelopment of this site including appropriate uses, building height and massing, landscaping, and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring engaging facades along Westmount Road NW;
- ensuring building and site design addresses aesthetic concerns associated with this location adjacent to low-density residential development;

- improving pedestrian connections by exploring public realm improvements along Westmount Road NW;
- mitigation of site access constraints and ensuring vehicle access is from the rear lane; and
- mitigating shadowing, overlooking, massing concerns and privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalk along Westmount Road NW. Future vehicular access to the parcel would be from the lane and would be reviewed through the development permit process. The site is serviced by Calgary Transit with frequent service bus stops (Routes 1-Bowness, 305 City Centre) located approximately 80 metres (1-minute walk) northwest and 200 metres northeast (3-minute walk) respectively on Kensington Road NW.

A Transportation Impact Assessment was not required for this land use proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

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 and policy amendment builds on the principles of the IGP by promoting efficient use of land and 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 proposed M-CG District is a contextually-sensitive 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.

There is no existing local area policy for this site.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the 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 a subsequent development review stage.