

Background and Planning Evaluation

Background and Site Context

The 0.04 hectare parcel is located in the community of Hillhurst on the east side of 10A Street NW, north of Kensington Road NW. The parcel contains a **single** detached dwelling with a detached garage. The parcel is part of a larger residential area designated as M-CGd72, surrounded by one and two-storey residential developments. The parcel is on a dead-end street and abuts the lane on the south and east side of the site.

Surrounding lands to the south and east of the subject parcel are designated Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District and a Direct Control (DC) District. Development adjacent to the lane includes a five-storey residential building, single storey commercial developments to the east and southwest, and single detached dwellings to the west and north of the site.

The subject site is located one block north of the Kensington Road commercial area along Kensington Road NW and 10 Street NW. The site is within 600 metres of the Sunnyside LRT Station.

Community Peak Population Table

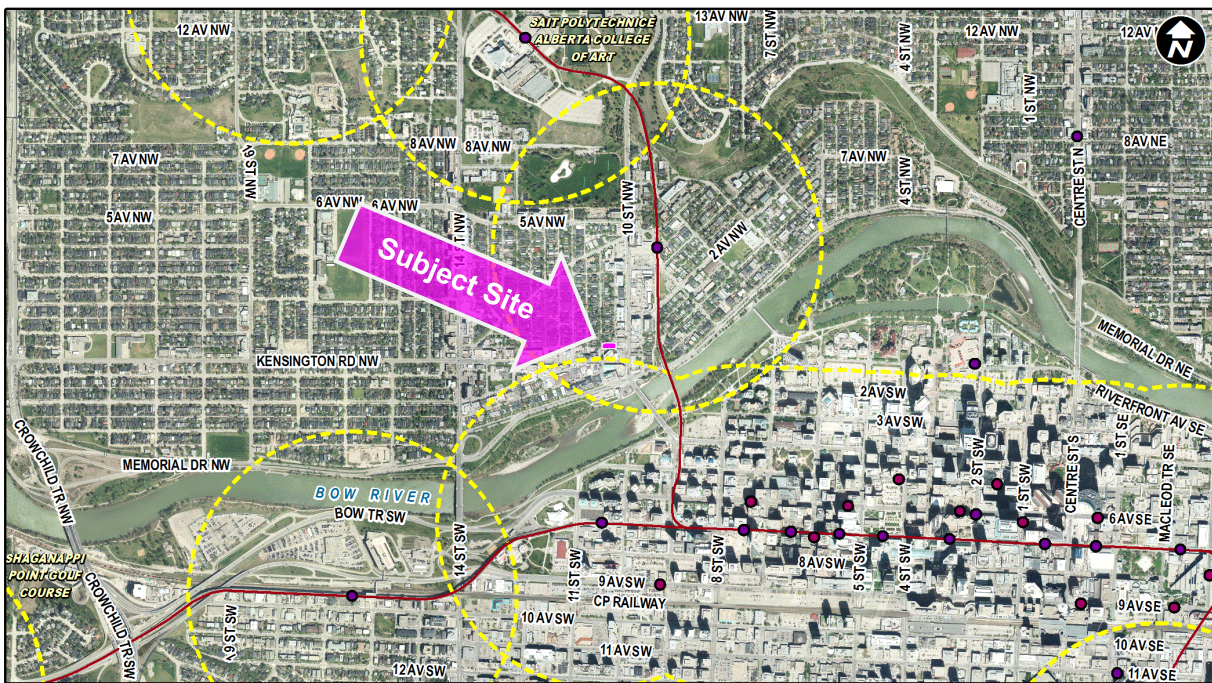
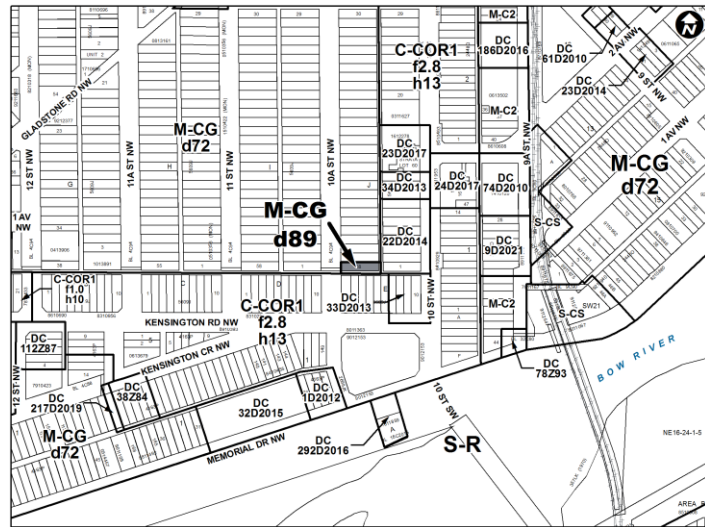
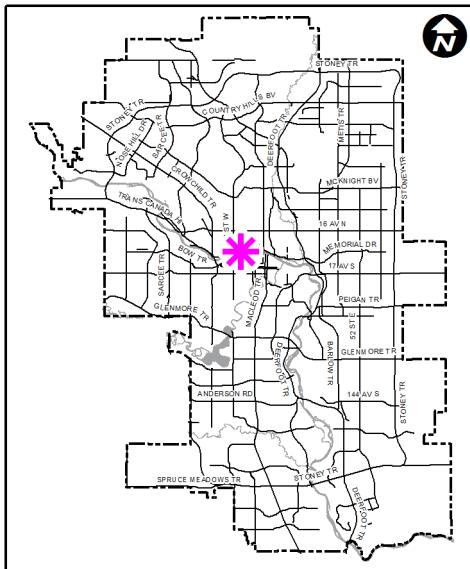
As identified below, the community of Hillhurst reached its peak population in 2015.

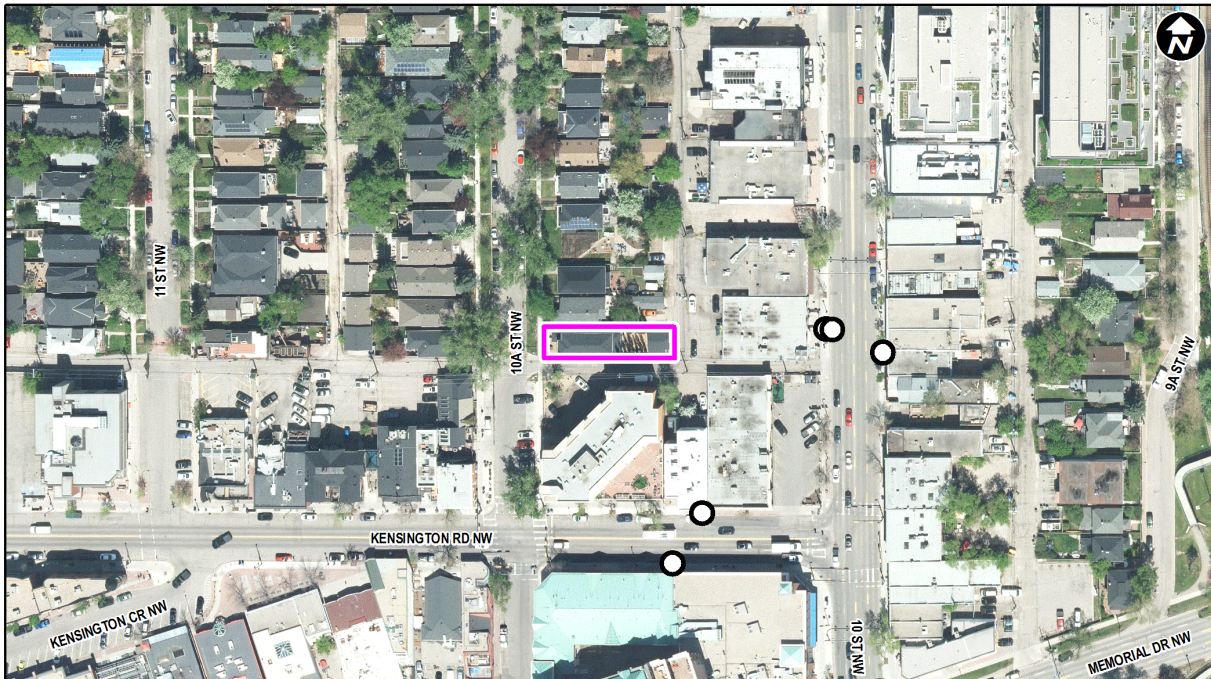
Hillhurst	
Peak Population Year	2015
Peak Population	6,737
Current Population	6,558
Difference in Population (Number)	-179
Difference in Population (Percent)	-2.66%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-CG District is applied to the Developed Area and accommodates multi-residential development of low height and density, intended to be located adjacent to low density residential development. The district allows for typically higher numbers of dwellings units and traffic generation than other low-density residential districts with all units designed to provide direct access to grade. The maximum height is 12 metres.

The proposed M-CG designation seeks to retain the existing land use district but increase the density modifier from 72 units per hectare to 89 units per hectare. This increase in density would allow the development of one additional dwelling unit for a total of three dwelling units on a parcel this size. No other changes are proposed to the land use district.

Development and Site Design

If the application is approved by Council, the rules of the proposed M-CG District will provide basic guidance for the future development including appropriate uses, building massing, height, landscaping and parking. A development permit (DP2021-1502) has been submitted and is currently on hold. Given the specific context of this site and adjacency to the lane, single detached dwelling to the north and multi-residential development to the south, additional items that may be considered through the development permit process include but not limited to:

- access location and parking;
- overall massing of the units and access; and
- the provision of onsite amenity space.

Transportation

The subject site is supported by its close proximity to services, amenities, and transit located on Kensington Road NW and 10 Street NW. The site is located within 600 metres of the Sunnyside LRT Station. Bus stops are located approximately 75 metres from the subject site. These stops provide access to Route 1 (Bowness/Forest Lawn) on Kensington Road, and to Routes 4 (Huntington), 5 (North Haven), and 104 (Sunnyside/University of Calgary) on 10 Street NW.

Vehicular access to the subject site is from the rear lane, however given the gate restriction on 10A Street NW from Kensington Road NW, access to the lane is only from 10 Street NW, 3 Avenue NW or Kensington Road NW via the 10A Street NW cul-de-sac. On street parking is available on 10A Street NW.

A Traffic Impact Assessment was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a future 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 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 modifier to the existing M-CG District 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 may be explored and encouraged at subsequent development approval stages.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The subject parcel is located within Residential Character Area 4 of the [Hillhurst/Sunnyside Area Redevelopment Plan](#) (ARP). General development guidelines for this area include policies on height compatibility, privacy, roof forms, materials and finishes, setbacks and amenity spaces. These policies have been taken into consideration during the review of the land use amendment application.

The proposal is in keeping with the relevant policies of the ARP which encourages the provision of a variety of housing forms within this area. Given the site's location adjacent to both the Urban Mixed-Use policy area and Speciality Mixed-Use policy area of the ARP (Map 3.1 Land Use Policy Areas), sensitive intensification of one additional dwelling unit is appropriate.

Riley Communities Local Area Plan

The *Hillhurst/Sunnyside ARP* is under review as Administration has begun work on the [Riley Communities LAP](#) which includes Hillhurst Sunnyside and surrounding communities. Planning applications are being accepted for processing during the local growth plan process and are being evaluated in accordance with the existing policies of the *Hillhurst/Sunnyside ARP*.