

LAND USE AMENDMENT  
HILLHURST (WARD 7)  
KENSINGTON ROAD BETWEEN 16 AND 18 STREET NW  
BYLAW 139D2015

MAP 20C

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate two residential parcels from Residential-Contextual One/Two Dwelling (R-C2) District to Multi-Residential-Contextual Grade-Oriented (M-CGd72) District to allow for multi-residential development.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 July 16

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 139D2015; and

1. **ADOPT** the proposed redesignation of 0.13 hectares  $\pm$  (0.03 acres  $\pm$ ) located at 1714 and 1814 Kensington Road NW (Plan 6219L, Block 13, Lots 26 and 37) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 139D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use redesignation fits the changing character of the Hillhurst neighbourhood, provides strategic density, and follows Council and policy goals for multi-residential infill development.

The surrounding area is currently experiencing change towards greater density. Currently 8 lots on the same block face have gone through the redesignation process to the proposed M-CG land use district. The proposed land use district is consistent with those applications.

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The subject parcel is located in a Neighbourhood Corridor as identified in the Municipal Development Plan (MDP). This corridor located between 14 Street NW and Crowchild Trail NW and is slated for a future corridor study. No timeline is available at this point. This land use approval will not interfere with future redevelopment potential for the corridor and aligns with MDP corridor policies.

The M-CGd72 district is an appropriate transition district when adjacent low density residential uses.

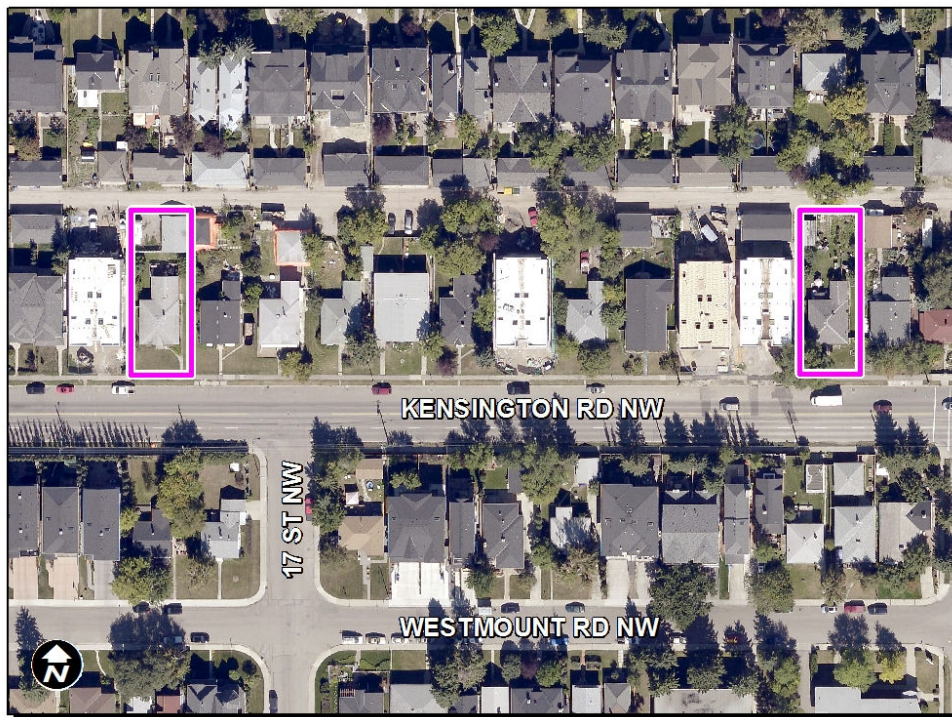
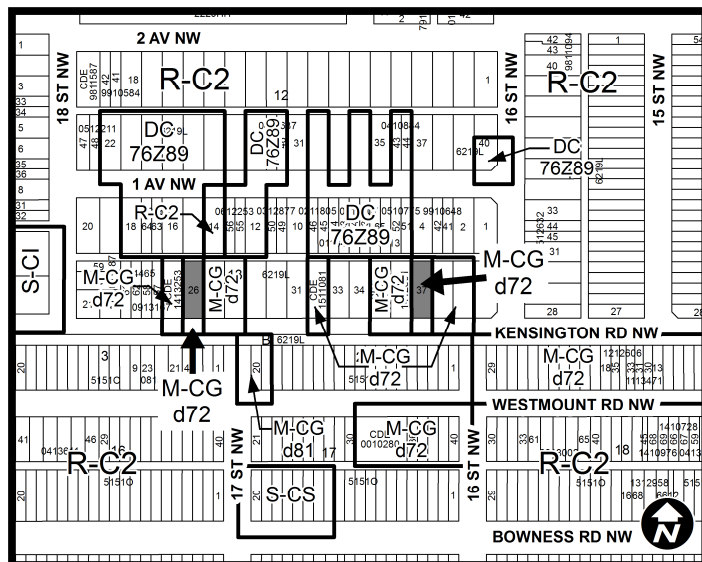
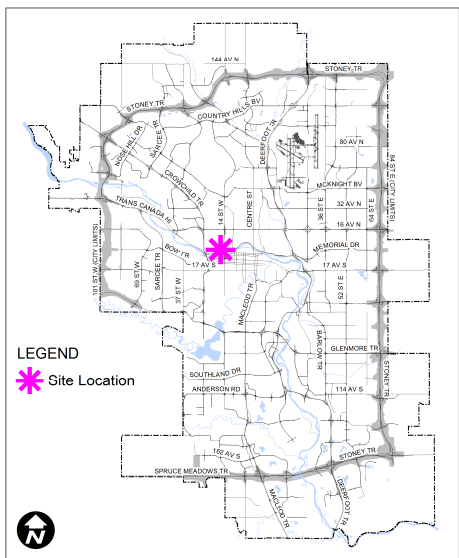
**ATTACHMENT**

1. Proposed Bylaw 139D2015

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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 0.13 hectares  $\pm$  (0.03 acres  $\pm$ ) located at 1714 and 1814 Kensington Road NW (Plan 6219L, Block 13, Lots 26 and 37) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

**Moved by: R. Honsberger**

**Carried: 8 – 1**

Opposed: G. Morrow

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**Applicant:**

Tricor Design Group

**Landowner:**

Stealth Homes Ltd  
Rick Attari

Planning Evaluation Content	Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject sites are located on the north side Kensington Road NW, between 16 and 18 Streets NW in the community of Hillhurst. The immediate area consists of single, semi-detached, and multi-residential uses. The subject sites are approximately 15.24 metres x 41.1 metres (50 feet x 135 feet) lots.

The sites fall within the Kensington Road Corridor. The Calgary Planning Commission recommended that Council adopt similar proposed Land Use Amendments in this corridor at various meetings over the last three years.

**LAND USE DISTRICTS**

The proposed Multi-Residential—Contextual Grade-Oriented (M-CGd72) District is intended to accommodate multi-residential developments in close proximity or adjacent to low density residential development. A density cap of 72 units per hectare would allow for a maximum of 4 units to be built on the parcels subject to development permit approval.

**LEGISLATION & POLICY**

Municipal Development Plan (MDP) (Approved by Council 2009)

The subject site is within the Developed - Inner City Area of the MDP. Key features of these areas are a grid road network, older housing stock in the form of low to moderate housing densities and a finer mix of land uses along many of the edge streets (Section 3.5.2).

The subject parcel is located within a Neighbourhood Corridor as identified in Map 1 of the MDP. The local context for each neighbourhood corridor varies in the scale of development, classification of road type, existing uses, and levels of transit. New development should:

- limit the impact of shadowing on neighbouring streets, parks and properties;
- frame adjacent streets in a way that respects the existing scale of the street;
- avoid dramatic contrast in height and scale with low density residential areas.

**TRANSPORTATION NETWORKS**

A Traffic Impact Assessment was not required as part of the land use redesignation application. Vehicular access will occur required from the rear lane of these properties. The subject sites are situated in Primary Transit Network, as identified in the MDP and are within a 400 metre walking distance of Bus Rapid Transit (BRT) Route 305 connecting to downtown. Other bus routes within a 400 metre walking distance to these parcels include routes 1, 10, 405, and 414.

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**UTILITIES & SERVICING**

All servicing is available for the proposed land use.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required for the land use application.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment at this time and therefore, no growth management concerns have been identified.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received from the community association at the time of writing this report.

**Citizen Comments**

One letter of concern from an adjacent neighbour in regards to privacy, height, and building massing to his rear yard.

**Public Meetings**

No public meetings were held in regards to this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Our client is looking to develop two Multi-Family (4-Plex) projects on their lots.

We kindly request to change the land use designation of **1814 Kensington Road NW** (Lot 26 – Block 13 – Plan 6219L), and **1714 Kensington Road NW** (Lot 27 – Block 13 – Plan 6219L) from [R-C2] to [M-CG].

Our request is taking in consideration that the neighboring lots land use designation are for multi-family developments (existing/built and under-construction).