

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of West Hillhurst. It includes two parcels on the northeast corner of 5 Avenue NW and 20 Street NW. The site is approximately 0.12 hectares (0.3 acres) in size, with dimensions of approximately 30 metres wide and 40 metres deep. A single detached dwelling exists on each of the parcels with a rear detached garage located on the lane of the corner parcel. Direct lane access is provided along the north side of the site.

Surrounding development consists of a mix of single detached, semi-detached, and rowhouse dwellings designated as R-C2 District and R-CG District. There is a section of Multi-Residential – Contextual Low Profile (M-C1) District with multi-residential buildings (apartment buildings, fourplexes, and rowhouses) 125 metres to the southwest of the subject site. The site is well situated with access to commercial and institutional uses within a short commute.

Queen Elizabeth Elementary and Queen Elizabeth High School are 600 metres (8-minute walk) to the east. Grasshopper Hill and West Hillhurst off-leash area are 450 metres (6-minute walk) to the north. The main streets of 19 Street NW and the Kensington Road NW shopping district, which provides the community with services and retail stores, are 400 metres (5-minute walk) and 1.5 kilometres (19-minute walk), respectively, to the southeast.

Community Peak Population Table

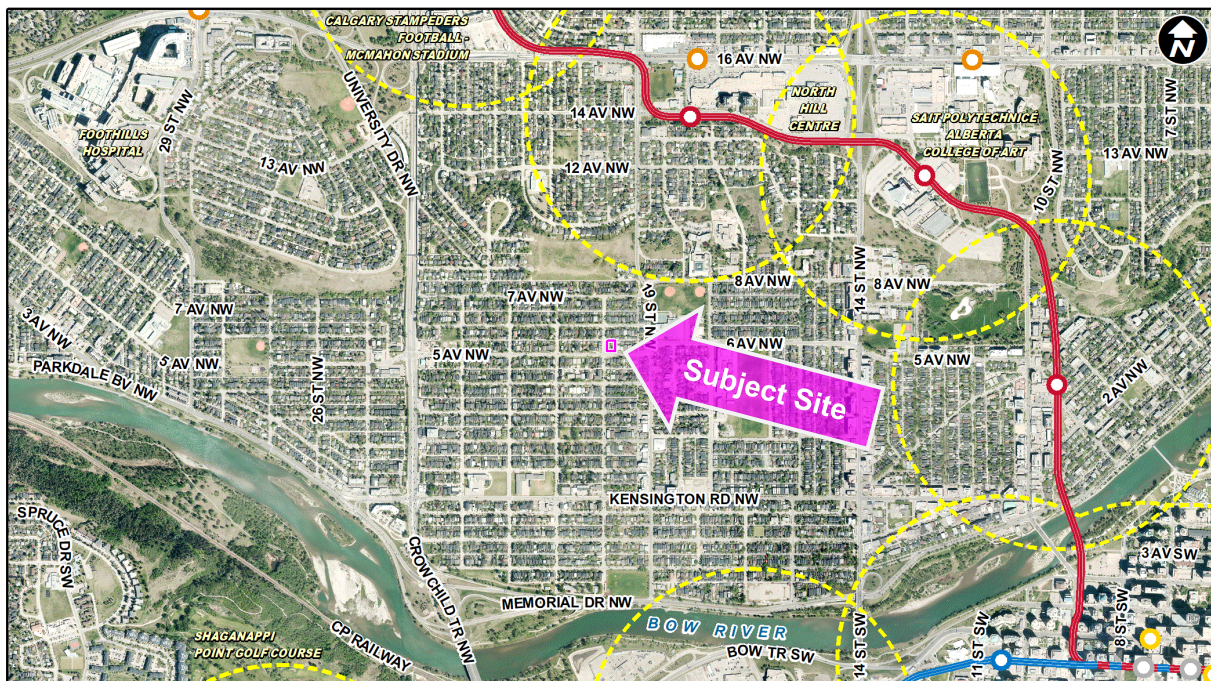
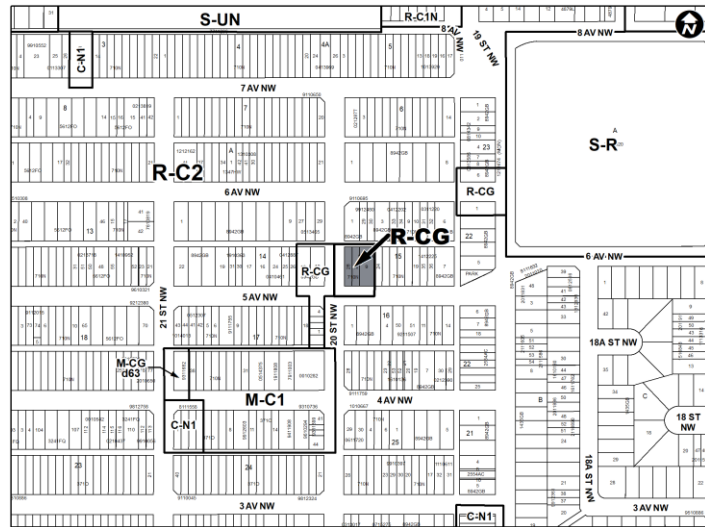
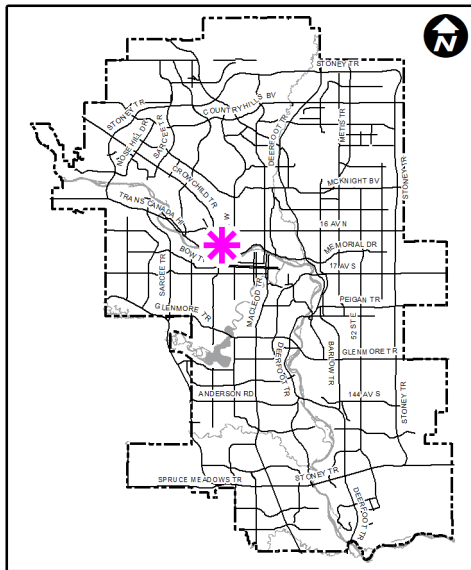
As identified below, the community of West Hillhurst reached its peak population in 1968.

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.2%

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

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow a maximum of nine dwelling units on the subject site in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage, and parking. Given the specific context and features of this corner site, additional

items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 5 Avenue NW and 20 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Transit routes are located along 5 Avenue NW with stops for both directions within 50 metres (1-minute walk) of the site, including Route 104 and 404. Stops for Route 20 are located 700 metres (8-minute walk) to the west at Crowchild Trail NW and 5 Avenue NW. Stops for Route 1 and Bus Rapid Transit 305 are located 600 metres (7-minute walk) to the south.

Street parking adjacent to the site is unrestricted along both 20 Street NW and 5 Avenue NW.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review 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 amendment builds on the principles of the IGP by 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. Redevelopment is intended to be of a similar scale and built form to existing development.

There is currently no local area policy for West Hillhurst and as such, guidance for planning reviews default to the MDP. The proposal is in keeping with relevant MDP policies, as the rules of the R-CG District provide for a development form that is low density in nature and sensitive to existing residential development in terms of height and built form.

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 may be explored and encouraged at subsequent development approval stages.

Riley Communities Local Area Plan (Upcoming)

There is no existing local area policy for this site. Administration will begin work on the [Riley Communities Local Area Plan](#) (LAP) project in Q2 2022 which includes West Hillhurst and surrounding communities. Planning applications are being accepted for processing during the area plan process.