

Background and Planning Evaluation

Background and Site Context

The subject site consists of two contiguous parcels located along the east side of 19 Street NW in the community of West Hillhurst. These parcels have a cumulative area of approximately 0.11 hectares (0.27 acres) with a frontage of approximately 28 metres and a depth of approximately 33 metres. Existing development on the site comprises two single detached dwellings and two detached rear garages. Site access for both parcels is via a shared driveway from 19 Street NW, as there is no rear lane. The site is bounded by 19 Street NW on the west, 6 Avenue NW on the north, and low-density residential development on the east and south.

Surrounding development is characterized by single detached dwellings and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. Street oriented-commercial and mixed-use development fronting onto 19 Street NW stretches from Kensington Road NW to 3 Avenue NW, with building heights ranging from one storey to five storeys. Commercial development on 19 Street NW is located predominately on the west side of the street, approximately one block south of the site. The West Hillhurst community centre is located north of the subject site and includes several recreational amenities.

Community Peak Population Table

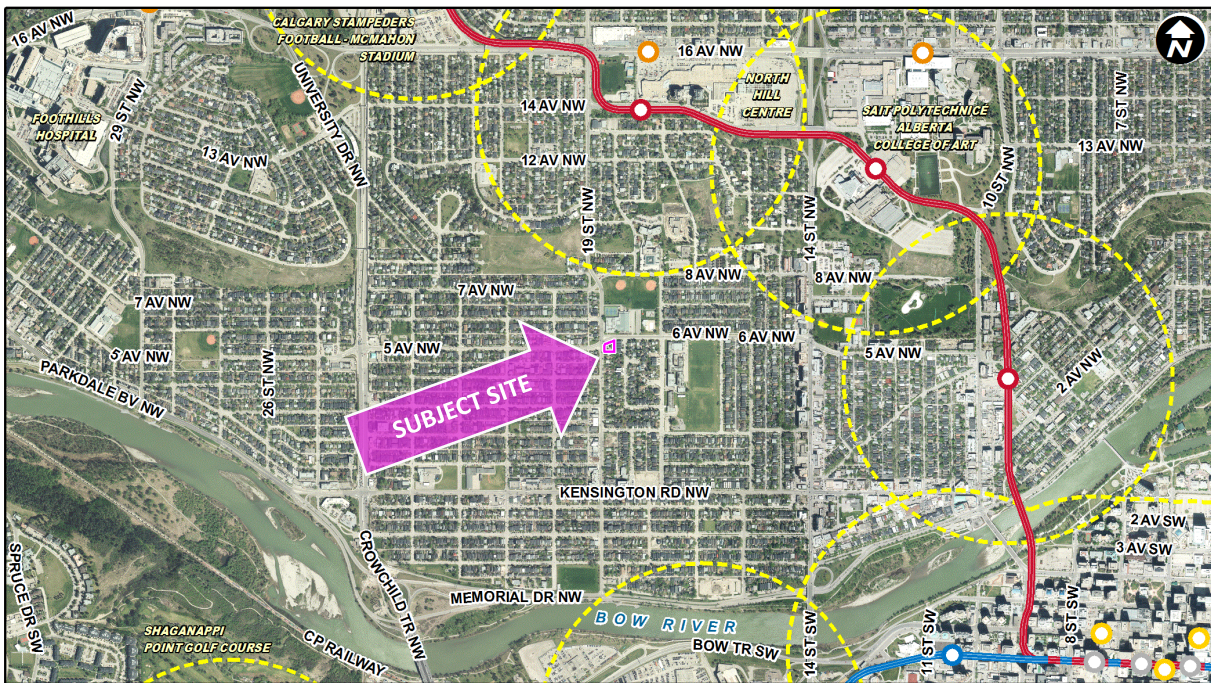
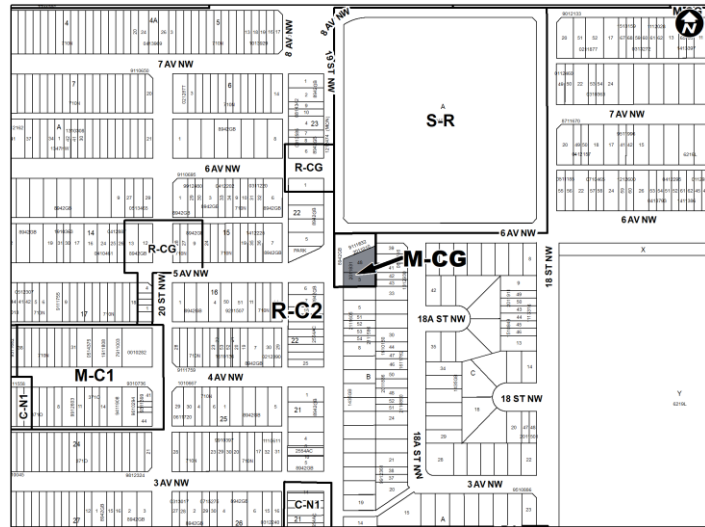
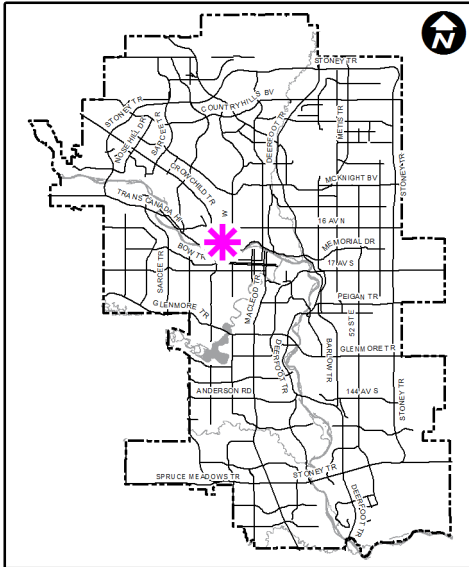
As identified below, the community of West Hillhurst reached its peak population in 1969.

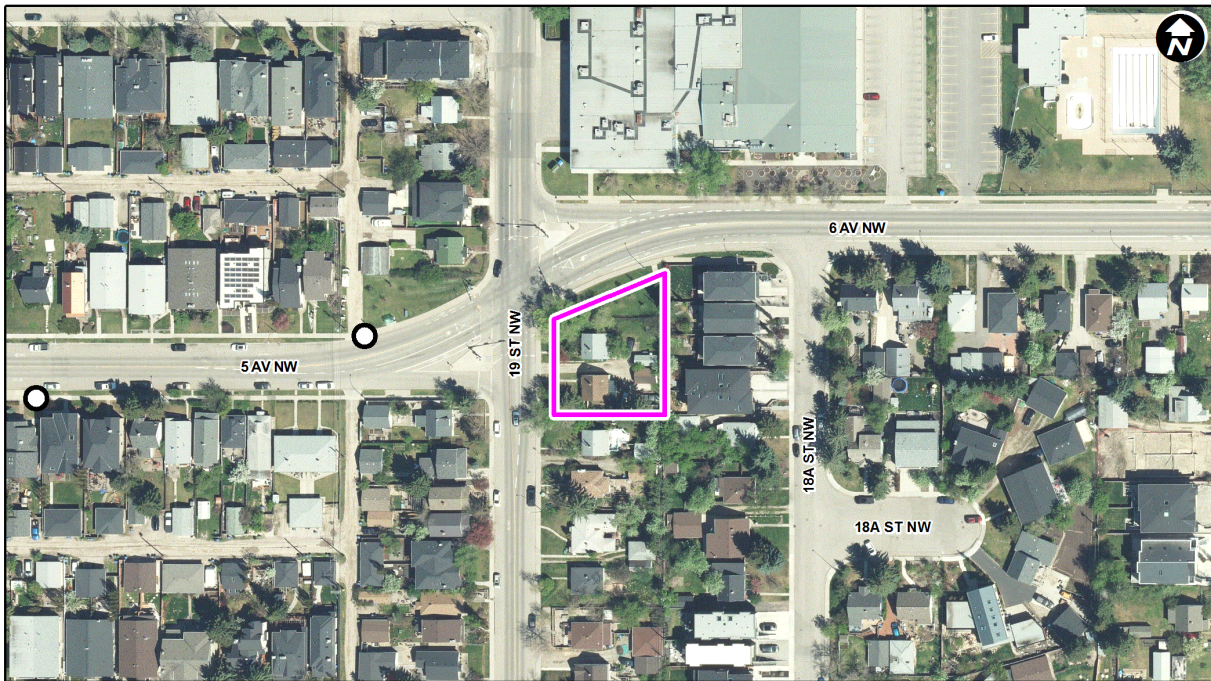
West Hillhurst	
Peak Population Year	1966
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.2%

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

2019, July 22

Moved by Councillor Farrell
Seconded by Councillor Carra

That with respect to Report CPC2019-0709, the following Motion Arising be adopted:
That Council directs Administration to:

1. Formally incorporate the relevant parts of 19 Street NW into the Kensington Rd NW Main Street and/or a multi-community growth plan covering the area, with the intent to provide a land use and public realm vision for the street that is informed by planning best practices and community engagement, and
2. Require public realm improvements that align with and expand on those provided in the Development Permit (DP2019-0979) associated with CPC2019-0709 for applications that occur along 19 Street NW in advance of a more comprehensive planning exercise.

With regard to local area planning, the 19 Street NW corridor is part of the [Riley Communities Local Area Planning \(LAP\) project](#), which is targeted for completion by the end of 2023. Public realm improvements via the 19 Street NW Streetscaping project have approved funding through the Established Area Growth and Change Strategy Phase 1 with construction planned for 2023. Improvements include a widened carriageway that will give more space to pedestrians and active modes of transportation.

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 (approximately three storeys) and a maximum of two dwelling units on a parcel.

Administration worked with the applicant to revise the initial proposal submitted on 2021 May 19. The initially proposed Mixed Use – General (MU-1f2.0h11) District was revised by the applicant to the proposed M-CG District based on Administration’s technical review of the site constraints, feedback from stakeholders and consideration of the neighbourhood context.

The proposed M-CG District is a multi-residential designation that allows for multi-residential development of low height and low density, in addition to single detached, semi-detached and duplex dwellings. The M-CG District allows for a maximum building height of 12 metres and a maximum density of 111 dwelling units per hectare, which based on the subject parcel area would enable up to 12 dwelling units. Secondary Suites (as a listed use in the Land Use Bylaw) are not allowed in multi-residential buildings in the M-CG District and are instead considered individual dwelling units, which factor into the site’s density calculation.

The M-CG District allows for only limited commercial uses at grade within live work units and is intended to be in close proximity or adjacent to low-density residential development. The proposed district is appropriate for the subject site based on the context of this block face and the *Municipal Development Plan’s* policies to encourage redevelopment and modest intensification of established communities.

Development and Site Design

If this application is approved by Council, the rules of the M-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this site, additional density is appropriate; nevertheless, as the subject site does not have a rear lane, careful consideration of access and site design will be necessary. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring a well-articulated built interface along 19 Street NW and 6 Avenue NW;
- aligning with public realm improvements planned along 19 Street NW;
- ensuring all future vehicular access is from 19 Street NW, with driveway located near the south property line;
- ensuring high quality landscaping and amenity space provision for residents; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The subject site is located at the intersection of 19 Street NW and 6 Avenue NW, which are classified as collector roads. Pedestrian access to the site is available from existing sidewalks on both streets. A shared/unprotected bike lane exists in both the northbound and southbound directions of 19 Street NW. The bike lanes connect to the 5/6 Avenue NW bike lanes, as well as the regional pathway along the Bow River. The 19 Street NW Streetscape Improvements project (currently in detailed design phase) will see increased space for active modes along the corridor.

Transit stops are available within 100 metres (a one-minute walk) on 5 Avenue NW (Route 104 – Sunnyside/University of Calgary and Route 404 – North Hill). The site is also located approximately 600 metres (a seven-minute walk) of primary transit (BRT 305 – Bowness/City Centre) located on Kensington Road NW.

Vehicular access to the site is provided via a shared driveway along 19 Street NW. All future vehicle access is to be provided from 19 Street NW and will be reviewed in greater detail at the development permit stage. A Transportation Impact Assessment was not required for this land use proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm 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. A Sanitary Servicing Study may be required 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject parcels are located within the Developed Residential Areas – Inner City Area as identified on Map 1: Urban Structure of 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 deliver 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 community of West Hillhurst does not currently have a local area plan. In the absence of a local area plan, the MDP is the guiding policy applied to the proposed development.

The proposal is in keeping with relevant MDP policies as the 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 Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Riley Communities Local Area Plan

There is no existing local area policy for this site. Administration is currently working on the [Riley Communities Local Area Planning project](#), which includes Sunnyside, Hillhurst, West Hillhurst and Hounsfeld Heights - Briar Hill. Planning applications are being accepted for processing during the local area planning process.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

The subject parcel meets the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is situated on a corner parcel;
- site is located within 400 metres of a transit stop;
- site is located within 600m from an existing or planned primary transit stop;
- site is situated on 19 Street NW and 6 Avenue NW, both of which are collector roads;
- site is adjacent to or across from an existing or planned open space, park or community amenity; and
- site is along or in close proximity to an existing or planned corridor or activity centre.

The subject parcel does not meet the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is not adjacent to existing or planned non-residential development or multi-unit development; and
- site does not have direct lane access.

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification proposed in this application.