

Applicant Submission

July 25, 2022

Executive Summary

The subject site is a 0.05 hectare single corner parcel situated at the northeast corner of 5 Avenue NW and 21 Street NW in the community of West Hillhurst. The project team is happy to submit a Land Use Redesignation and future Development Permit application to produce a high-quality rowhouse development that will integrate well with the surrounding context of the existing community.

Development Vision

The proposal is a rowhouse building that will contain up to 3 dwelling units. Based on the size of the parcel, a maximum of 4 units could be developed. However, we have decided to not overdevelop the parcel to ensure the final product is to the highest architectural standards. Our client will be constructing the rowhouse for the purpose of ownership and long-term residency. Each unit will be occupied by an immediate family member and be utilized as a multi-generational household.

The rules of the proposed Residential Contextual Grade (R-CG) district will provide basic guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Site Context

The community of West Hillhurst is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One/Two (R-C2) District. There have been pockets of re-development throughout the immediate area which contains a higher mix of densities of residential units.

Queen Elizabeth High School is located within a 600 metre radius of the subject site. The West Hillhurst Community Centre along with an array of pocket parks and open space amenities are also located within this radius.

North Hill Centre is the nearest Community Activity Centre and is located within 1 kilometre northeast of the project site. The Hillhurst-Sunnyside commercial area is located 2 kilometres east of the subject site.

Overall, the subject site is in an excellent location and is in close proximity to major Northwest activity hubs and the Downtown core. Its proximity to mass transit, community amenities, services, and open space make it a viable candidate for an R-CG designation.

Planning Policy Review

In absence of a Local Area Plan, the Municipal Development Plan (2007) is the statutory planning policy that guides development within the community. The subject parcel is located within the Residential-Developed-Established area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal aligns with applicable policy directives of the Municipal Development Plan. The proposed R-CG land use district was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for a parcel in an established community but still be compatible with the surrounding built form.

Community Outreach

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions. The project team will be submitting a "what we heard" report at the conclusion of our formal outreach process that will summarize the outreach procedure, feedback and responses to highlighted themes from participating stakeholders. Please refer to our Applicant Outreach Strategy for more details.

Transportation & Environmental Considerations

Pedestrian access to the subject site is available from 5 Avenue NW and 21 Street NW. Vehicular access will be restricted to the rear north laneway. On-street parking is unrestricted and available for residents and visitors. The area is served by Calgary Transit bus service. Base service is provided along 5 Avenue NW as the Route 104 and 404 have a stop located less than 150 metres from the property, providing a direct connection to North Hill Centre and major employment (Foothills Hospital), institutional (University of Calgary) and commercial (Hillhurst-Sunnyside commercial area) hubs within Northwest Calgary.

Access to Crowchild Trail, which has been identified as a Skeletal Road by the MDP is located less than 600 metres from the subject site.

Water, sanitary and stormwater mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

The proposed land use will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community in Northwest Calgary. For the reasons outlined above, we respectfully request that CPAG, Planning Commission and Council support this land use application. Thank you for your time and consideration.