

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of West Hillhurst at the northeast corner of 5 Avenue NW and 21 Street NW. The parcel is approximately 0.06 hectares in size and is approximately 14 metres wide by 40 metres deep. The parcel is currently developed with a one-storey single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized by a mix of detached, semi-detached, and multi-residential development. The predominant land use in the area is the Residential – Contextual One / Two Dwelling (R-C2) District, with several Residential – Grade-Oriented Infill (R-CG) parcels located along 5 Avenue NW and several Multi-Residential – Contextual Low Profile (M-C1) parcels located within 200 metres to the south. The site is 320 metres (a four-minute walk) from 19 Street NW and 530 metres (a seven-minute walk) from Kensington Road NW which both provide a range of local commercial amenities. The West Hillhurst Community Association is approximately 350 metres (a five-minute walk) from the subject site and provides a number of recreational amenities.

Community Peak Population Table

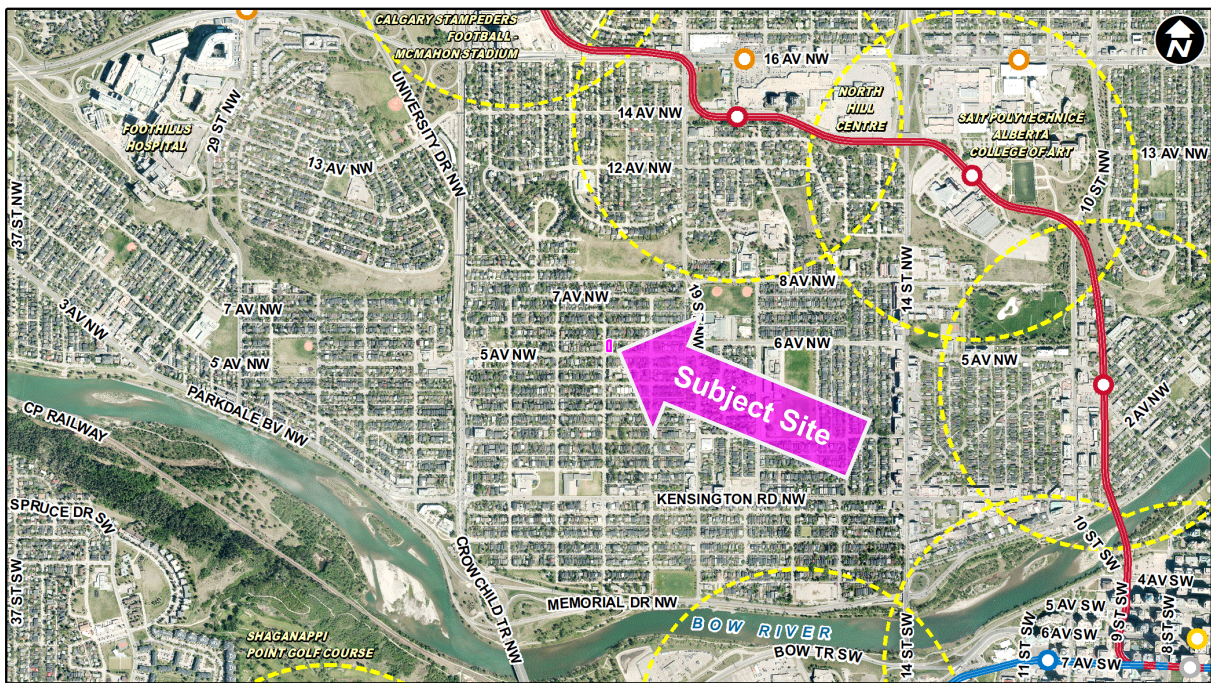
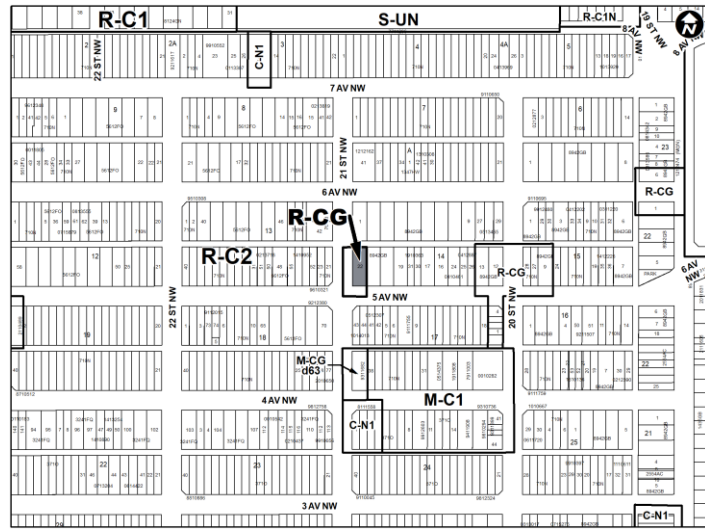
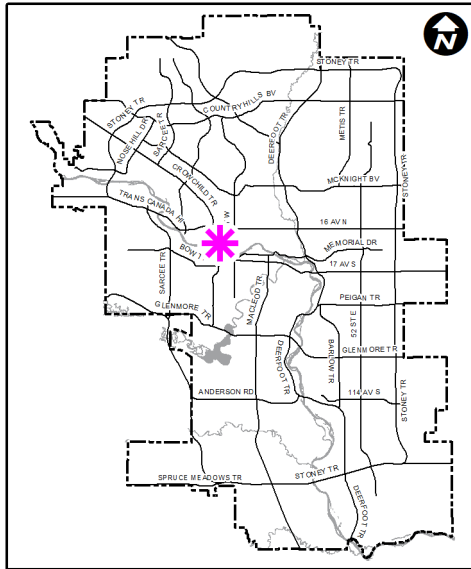
As identified below, the community of West Hillhurst reached its peak population in 1968.

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 low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. The R-C2 District may also include 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 rowhouses. 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 subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of Section 546 of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging interface along both 5 Avenue NW and 21 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 5 Avenue NW and 21 Street NW. Residential permit parking is available on both 5 Avenue NW and 21 Street NW. Pending redevelopment of the subject parcel, vehicular access will only be permitted to and from the adjacent lane. A shared bike lane is located along 5 Avenue NW and connects to the cycle track located east of 19 Street NW.

The nearest transit service is along 5 Avenue NW with westbound service approximately 120 metres from the site (Route 104 – Sunnyside/University of Calgary and 404 – North Hill), and eastbound service approximately 150 metres from the site (Route 404 – North Hill), both of which are about a one-minute walk from the site. A stop for Route 305 (BRT Bowness/City Centre) is approximately 800 metres or a ten-minute walk from the site.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of any development permit application.

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 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 established communities to make more efficient use of existing infrastructure, public amenities and transit. 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 R-CG

District is a low-density district that 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 Planning Project

There is no existing local area policy for this site. Administration is currently working on the [Riley Communities Local Area Plan](#) (LAP) which includes West Hillhurst and surrounding communities. Planning applications are being accepted for processing during the local area planning process.