

**LAND USE REDESIGNATION (HILLHURST)  
BYLAW 16D2014**

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**SUMMARY/ISSUE**

To redesignate 0.125 ha ± (0.31 ac ±) located at 1806 and 1810 Kensington Road NW (Plan 6219L, Block 13, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 16D2014.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed redesignation of 0.125 hectares ± (0.31 acres ±) located at 1806 and 1810 Kensington Road NW (Plan 6219L, Block 13, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 16D2014.

District (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to allow for multi-residential development. The two subject parcels are located on the north side of Kensington Road NW, west of 14 Street NW in the community of Hillhurst. The immediate area consists of single and semi-detached dwelling units. Parcels south of the subject site back on to Kensington Rd NW, oriented, with access, to Westmount Rd NW. The two subject parcels are located at the edge of a predominantly low density residential area and situated on a Primary Transit Network. Identified in the Municipal Development Plan (MDP) as a Neighbourhood Corridor, future development should respect existing scale and height of adjacent development. The proposed M-CGd72 district contains height and setback rules that are contextual to adjacent low density residential and provides an appropriate transition to the single and semi detached residential to the north. Further, this land use application meets the intent of the Municipal Development Plan and the Hillhurst/Sunnyside Area Redevelopment Plan.

**ATTACHMENT(S)**

1. Proposed Bylaw 16D2014
2. CPC Report LOC2013-0089
3. **Public Submission**

**APPLICANT(S)**

Sarina Developments

**OWNER(S)**

Lolita Brar  
Riyaz Virani

**INVESTIGATION**

The intent of this land use amendment is to redesignate two separate titled parcels from Residential-Contextual One/Two Dwelling