

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner-city community of West Hillhurst and consists of three legal parcels that front onto 7 Avenue NW. The combined total area of the parcels are approximately 0.14 hectares (0.34 acres) in size with an overall dimension of approximately 35 metres wide by 40 metres long. The parcels are currently developed with three single detached dwellings and detached garages. The site is accessed by vehicles from the rear lane to the south, and a lane also extends along the eastern boundary of the site.

Surrounding development is characterized primarily by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District with infill development located directly south of the site at 6 Avenue NW and 19 Street NW designated Residential – Grade-Oriented Infill (R-CG) District.

The site is ideally located near community amenities such as parks, schools and transit. The West Hillhurst Community Association and West Hillhurst Park are located approximately 100 metres (two-minute walk) to the east. Grasshopper Hill and West Hillhurst Off Leash Park are approximately 170 metres (three-minute walk) to the north. The Queen Elizabeth High School, junior high and elementary school are located 500 metres (eight-minute walk) to the southeast. The Lions Park LRT Station is located approximately 850 metres (14-minute walk) to the north.

Community Peak Population Table

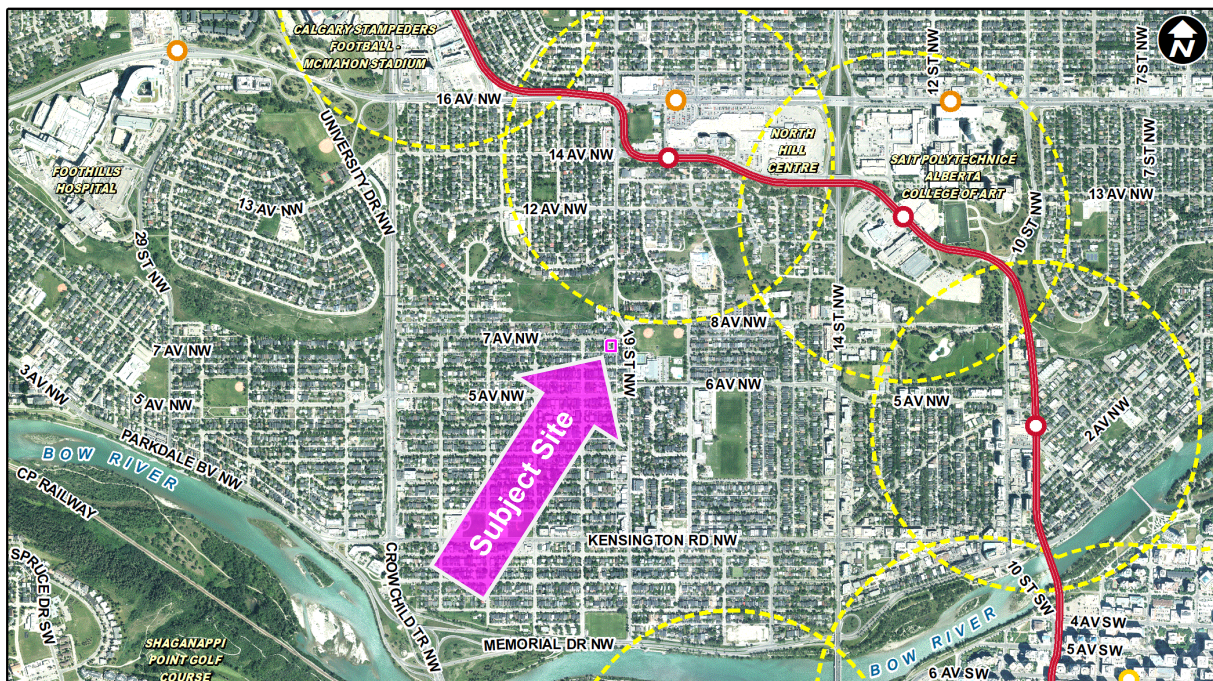
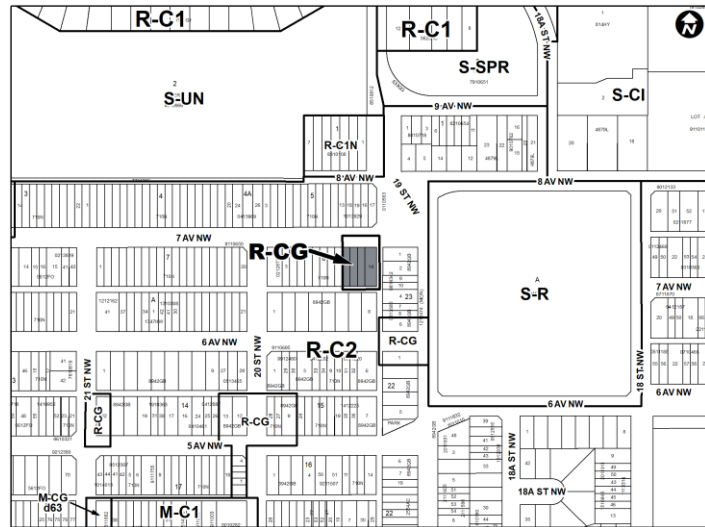
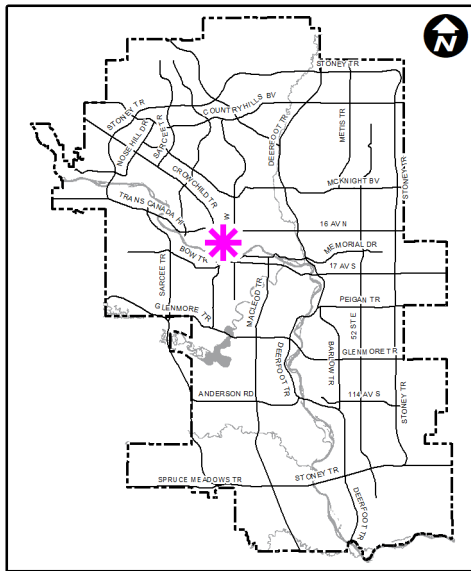
As identified below, the community of West Hillhurst reached its peak population in 1968.

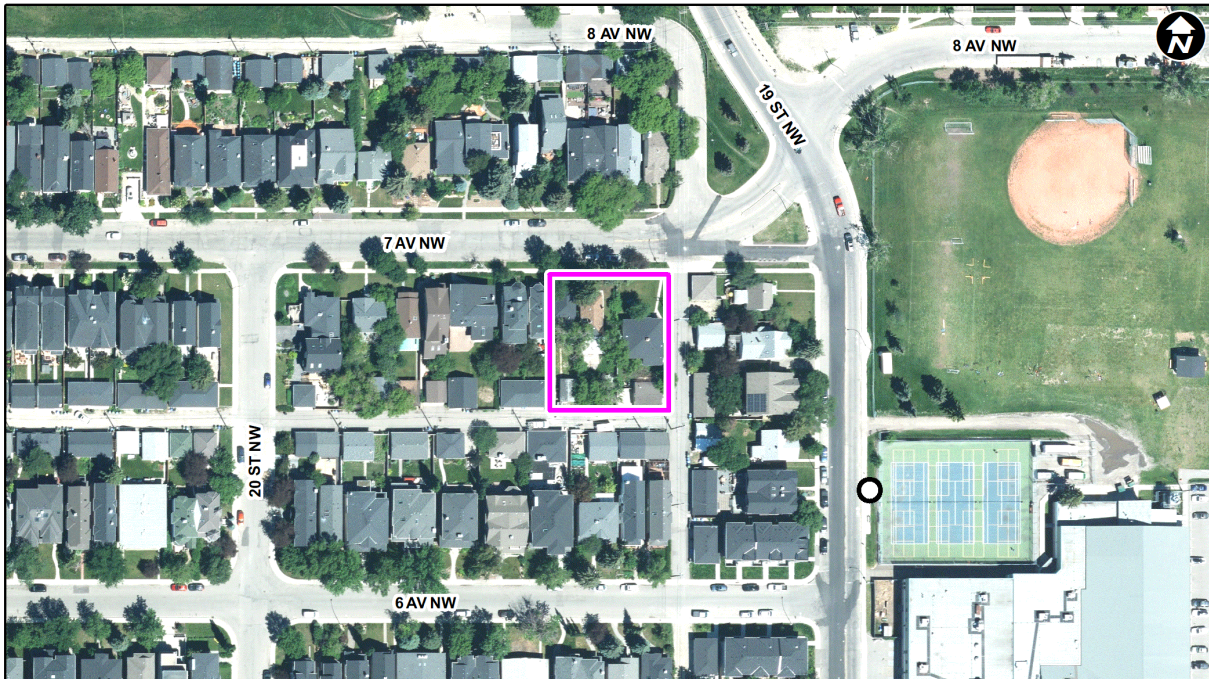
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	- 424
Difference in Population (Percent)	- 6.2%

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

The existing R-C2 District is primarily for single-detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are considered a permitted use within the district.

The proposed R-CG District allows for a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, townhouses 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 for up to 10 dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also permitted within the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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 provisions. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- site layout and configuration of dwelling units;
- interface with adjacent parcels and mitigation of shadowing and privacy impacts;
- mature tree retention;
- waste and recycling provisions; and

- appropriate location of landscaping and amenity space.

Transportation

The site consists of three lots, with laneways along the southern and eastern site boundaries. 7 Avenue NW is located to the north where pedestrian access is available from existing sidewalks.

A shared / unprotected bike lane exists in both the northbound and southbound directions of 19 Street NW and additional bike lanes exist on 5 Avenue NW and 21 Street NW and are part of the Always Available for All Ages and Abilities (5A) Network.

The area is well served by transit. There are stops available within 150 metres away (three-minute walk) on northbound 19 Street NW (Route 104 – University of Calgary), 300 metres away (five-minute walk) in eastbound 8 Avenue NW (Route 404 – West Hillhurst) and 400 metres away (seven-minute walk) on eastbound and westbound 5 Avenue NW (Route 104 – University of Calgary and Route 404 – West Hillhurst).

Vehicle access to the site is along 7 Avenue NW eastbound and 6 Avenue NW both directions via a lane on the eastern side of the property and rear lane access. All future vehicle access for the proposed development will only be permitted to and from the adjacent residential lanes and will be reviewed in greater detail at the development permit stage. This parcel is within Calgary Residential Parking Zone Z and on-street parking is presently unrestricted along 7 Avenue NW.

A Transportation Impact Assessment (TIA) and parking study were 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 service the subject 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)

Administration's recommendation 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)

Administration's 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 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 and deliver small and incremental benefits to climate resilience.

Sections 2.2.5 and 2.3.2 of the MDP identify opportunities including allowing for innovative and creative designs, providing an appropriate transition of intensity, and complementing the established character of the area. These sections support growth and change in low-density neighbourhoods through redevelopment of a similar scale and built form and developing a range of housing types with the goal of providing a greater range of housing, stabilizing population declines, and supporting the demographic needs of communities.

The proposal is in keeping with relevant MDP policies as the R-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.

Calgary 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 the development of the 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 planning project](#) which includes West Hillhurst and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.