

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of West Hillhurst on the north side of Kensington Road NW, a Neighbourhood Main Street, between 18 Street NW and 18A Street NW. The site is approximately 0.59 hectares (1.45 acres) in size, with dimensions of approximately 87 metres wide and 67 metres deep. It is currently under construction for the development of an eight-storey, 266-unit, mixed-use development.

Surrounding development consists of a mix of single, semi-detached, rowhouses, multi-residential and commercial development designated with the following districts:

- Residential – Contextual One / Two Dwelling (R-C2) District;
- Housing – Grade-Oriented (H-GO) District;
- Multi-Residential – Contextual Grade-Oriented (M-CG) District;
- Mixed Use – General (MU-1) District;
- Commercial – Neighbourhood 1 (C-N1) District;
- Direct Control (DC) District; and
- Special Purpose – Community Institution (S-CI) District.

There are three schools in close proximity to the site:

- Queen Elizabeth School (Kindergarten to grade six) and Queen Elizabeth High School (grade seven to grade twelve) is 300 metres (four-minute walk) to the north; and
- Madeleine D’Houet School is 450 metres (six-minute walk) to the west.

Park and public spaces in close proximity to the site are the following:

- Bow Valley Lawn Bowling Club is 300 metres (four-minute walk) to the southeast;
- Broadview Park is 400 metres (five-minute walk) to the southwest;
- Bowview Outdoor Pool is 500 metres (seven-minute walk) to the north;
- West Hillhurst Park is 600 metres (eight-minute walk) to the north; and
- Hillhurst Sunnyside Park is one kilometre (13-minute walk) to the south.

Community Peak Population Table

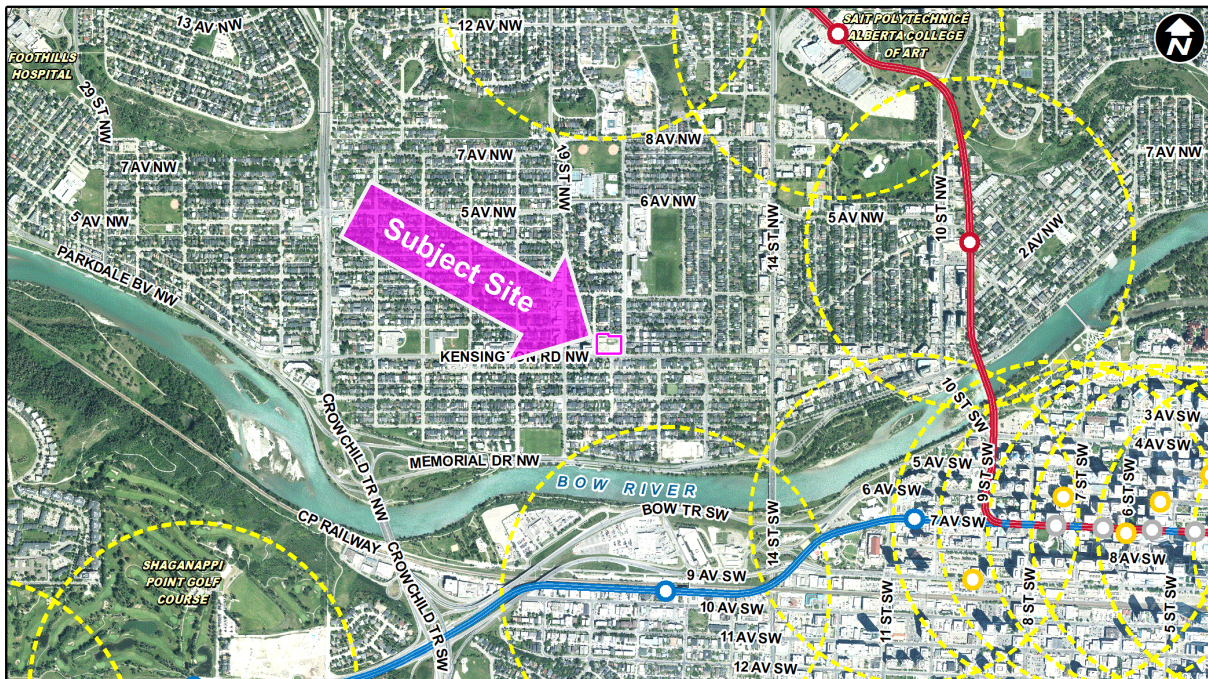
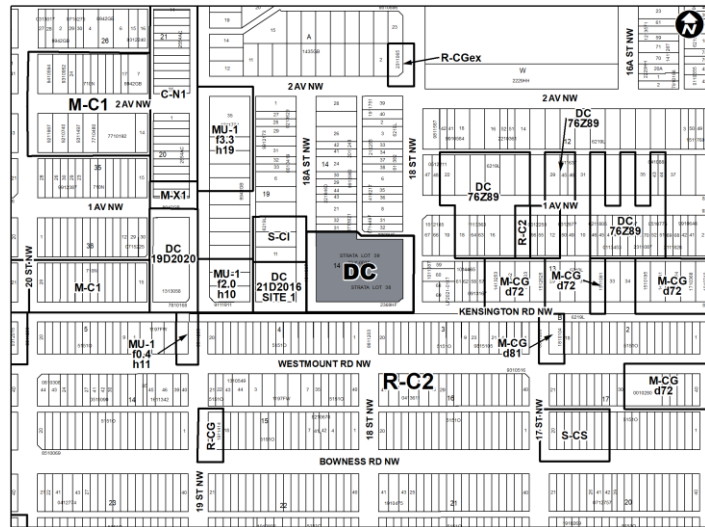
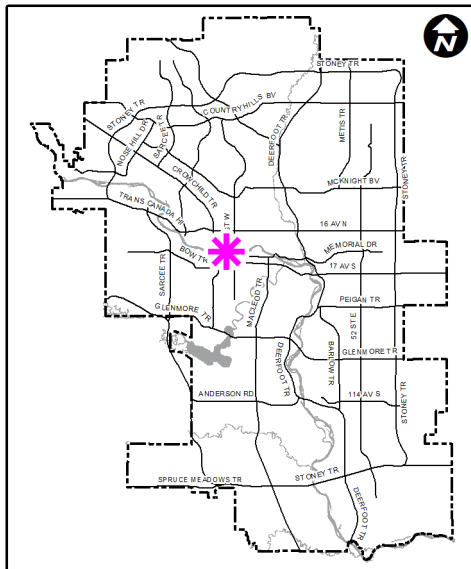
As identified below, the community of West Hillhurst reached its peak population in 1968.

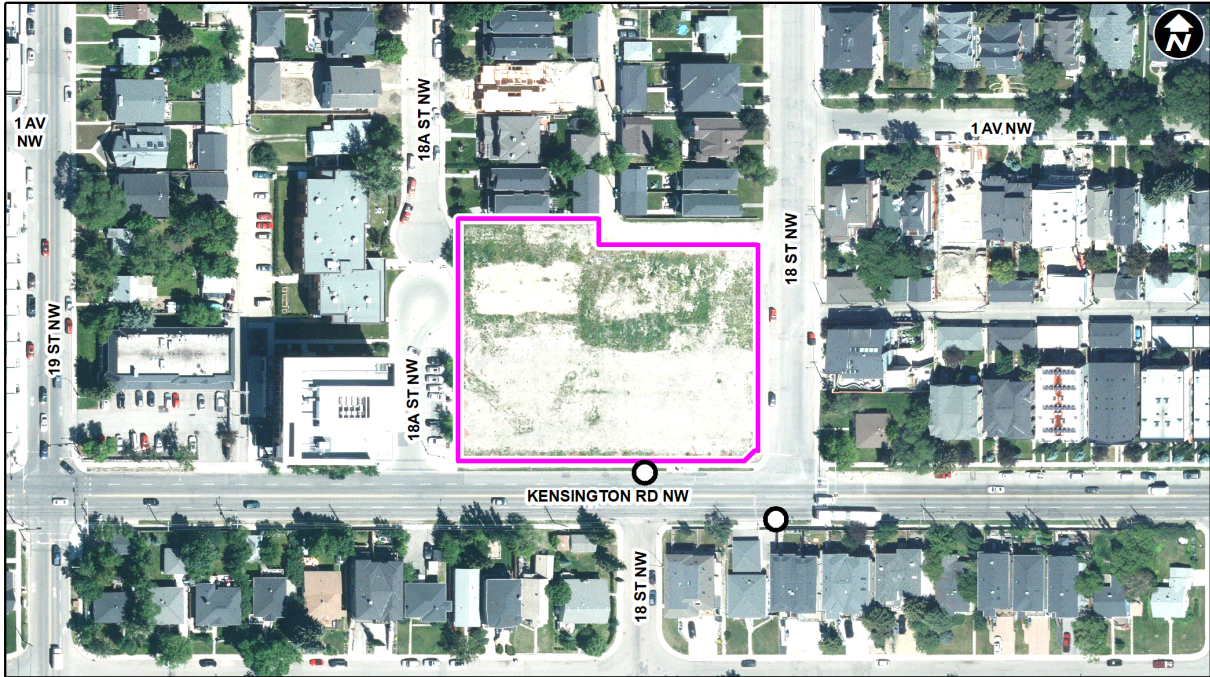
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.2%

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 Direct Control (DC) District ([Bylaw 21D2016](#)) is based on the Commercial – Corridor 1 (C-COR 1) District of Land Use Bylaw 1P2007 and provides for commercial and multi-residential in a pedestrian oriented mid-rise form.

The proposed DC District carries over the rules and uses of the existing district, with additional clauses that eliminate the 300 metre separation distance for liquor stores. The new DC District also contains minor language adjustments to align the bylaw with the current version of the Land Use Bylaw.

Section 20 of the Land Use Bylaw allows for Direct Control Districts to be created for developments with unique characteristics, innovative ideas or unusual site restraints. The original Direct Control District was created to implement innovation on a unique site that is deeper than most parcels with a main street on the southern edge and low-density residential to the north. The DC District responds to the unique characteristic of the site as a medium density development outside of the Greater Downtown. The area is experiencing growth with multiple other mid-rise developments occurring which can support the additional commercial opportunity of a liquor store within 300 metres of another liquor store. This redeveloping community can benefit from additional commercial amenities to support the growing population, meet commercial demands, and contribute to the overall vitality of the area. A direct control district is the only method available to allow a liquor store closer than 300 metres of another liquor store.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the existing DC District (Bylaw 21D2016) provided guidance for the development that is currently being constructed on the site. The proposed amended DC will not change this development form. It will only change the potential commercial uses that may occur within the building.

Transportation

Pedestrian access to the site is available from existing sidewalks along Kensington Road NW, 18 Street NW and 18A Street NW.

There is an On-Street Bikeway along 19 Street NW, providing connections to the larger pathway network.

The area is well served by Calgary Transit providing north, south, east, and west-bound travel. The transit options include:

- Route 1 (Bowness/Forest Lawn) has stops 25 metres (one-minute walk) to the south, providing north, east and west-bound travel;
- Route 404 (North Hill) has a stop 250 metres (three-minute walk) to the west, providing north and east-bound travel;
- Route 104 (Sunnyside/University of Calgary) has stops 600 metres (nine-minute walk) to the north, providing north, east and west-bound travel; and
- Routes 65 (Market Mall/Downtown West) and 414 (14 Street W) have stops 650 metres (nine-minute walk) to the east, providing north, south and west-bound travel.

There is two-hour street parking adjacent to the site Kensington Road NW and on 18A Street NW and permit only parking adjacent to the site on 18 Street NW.

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

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit review and Development Site Servicing Plan (DSSP) processes.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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 site is located within the Main Streets – Neighbourhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage ground-oriented mix of uses with a moderate intensification of population and jobs and as part of a pedestrian-friendly environment.

The retail policies of the MDP aim to create and retain viable local retail and mixed-use areas that encourage business creation, residential development and community services; while maintaining compatibility with the neighbourhood oriented character of the retail.

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 development of this site with applicable climate resilience 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.