

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of West Hillhurst at the northwest corner of 5 Avenue NW and 21 Street NW. This application is comprised of two parcels which have a combined area of approximately 0.06 hectares and are approximately 15 metres wide by 40 metres deep. The site is currently developed with a duplex which has rear lane access from the north.

Surrounding development is characterized by a mix of detached, semi-detached and multi-residential development. The site is approximately 600 metres (eight-minute walk) from 19 Street NW and Kensington Road NW which both provide a range of local commercial amenities. The West Hillhurst Community Association site is approximately 500 metres (six-minute walk) to the east of the subject site and provides several recreational amenities.

Community Peak Population Table

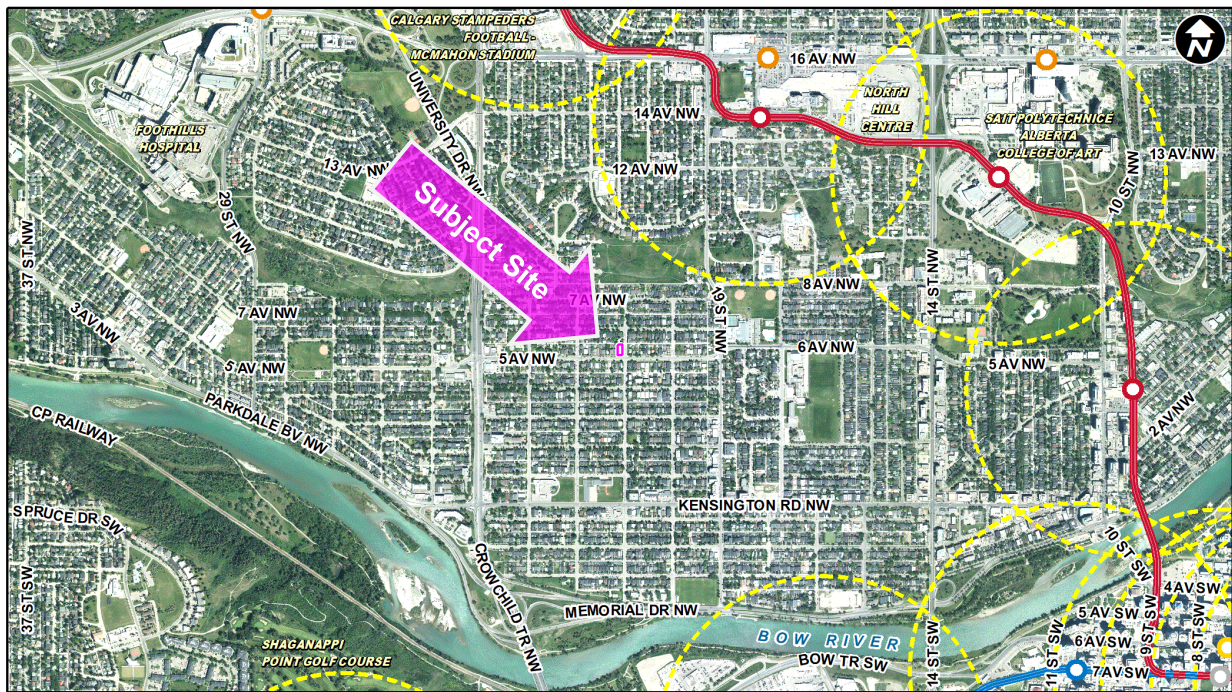
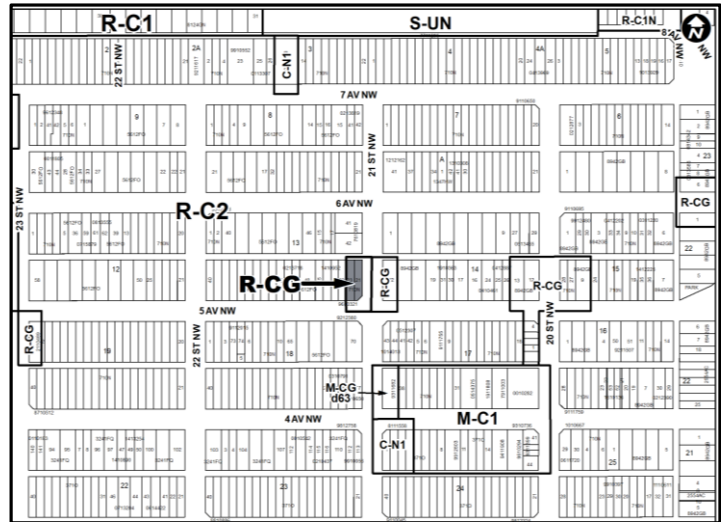
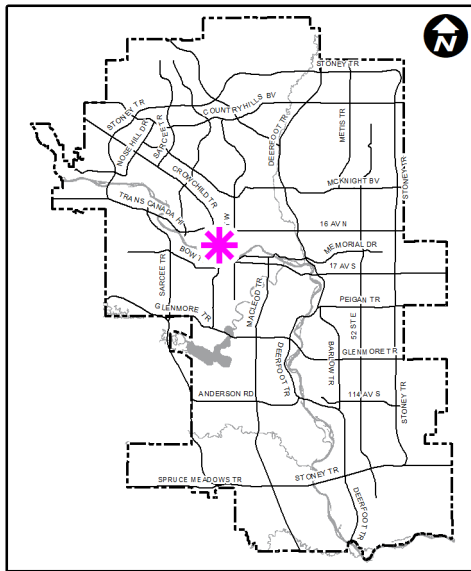
As identified below, the community of West Hillhurst reached its peak population in 1968.

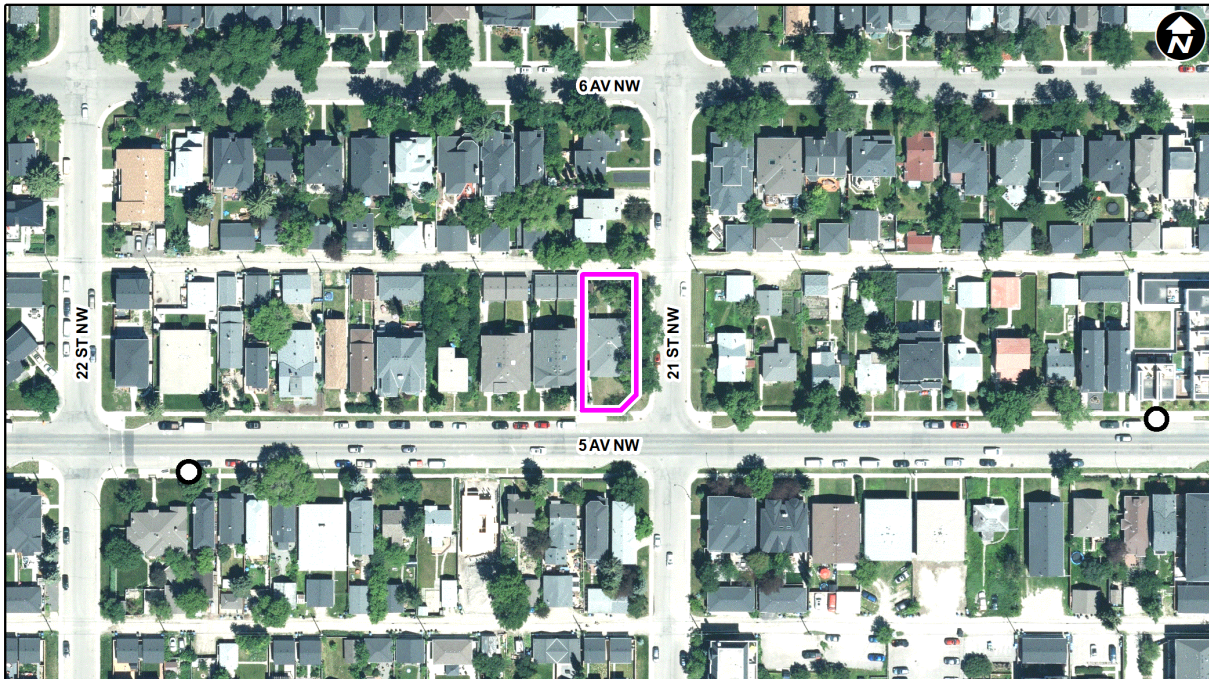
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	- 424
Difference in Population (Percent)	- 6.2%

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 primarily for single, 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 permitted uses within the R-C2 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 units per hectare. Based on the subject 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. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

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;
- creation of an engaging interface along both 5 Avenue NW and 21 Street NW frontages;
- provision of access and parking;

- mitigation of shadowing, privacy and overlooking concerns; 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. Existing on-street bikeways are located along 21 Street NW and on 5 Avenue NW, and these routes are part of the Always Available for All Ages and Abilities (5A) Network.

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. Bus stops for Route 1 (Bowness / Forest Lawn) are approximately 700 metres (8-minute walk) south of the site.

Residential permit parking is available on both 5 Ave NW and 21 Street NW. Pending redevelopment of the subject parcel, vehicular access will only be permitted to and from the adjacent lane.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the site. At the development permit stage, the site will require a storm sewer connection and is within the storm redevelopment levy area.

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 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.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated that at a future Development Permit (DP) stage they plan to include a heat recovery ventilator, high efficiency furnaces and appliances, heat pumps and tankless water heaters. This supports the theme of building new buildings to a net zero emissions standard. The applicant also proposes that at a future DP phase each dedicated vehicle parking stall will support 220V charging for electric vehicles, which the Calgary Climate Strategy encourages. 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) 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.