

Background and Planning Evaluation

Background and Site Context

The subject site is located within a corner parcel in the northwest community of West Hillhurst at the intersection of Westmount Road NW and 21 Street NW. The portion of the parcel to be redesignated is approximately 0.02 hectares (0.05 acres) in size and is approximately 7 metres wide by 32 metres long. The parcel is developed with a single commercial building that was constructed in 1951.

The parcel is comprised of three lots that were consolidated under one land title in the 1970s. Following the consolidation each lot retained its original land use designation resulting in a split designation, which limits development of the western portion of the site. The proposed redesignation would unify the parcel under a single commercial land use district.

Surrounding development is characterized by single and semi-detached dwellings to the south, east and west, generally designated as Residential – Contextual One / Two Dwelling (R-C2) District. The parcels to the north, across Westmount Road NW, are designated as a mix of Commercial – Corridor 1 (C-COR1) District and Multi-Residential – Contextual Low Profile (M-C1) District. The parcel immediately adjacent to the east, across 21 Street NW, is designated as Commercial – Neighbourhood 1 (C-N1) District. The subject site is approximately 75 metres (one-minute walk) south of Kensington Road NW, a Neighbourhood Main Street.

Community Peak Population Table

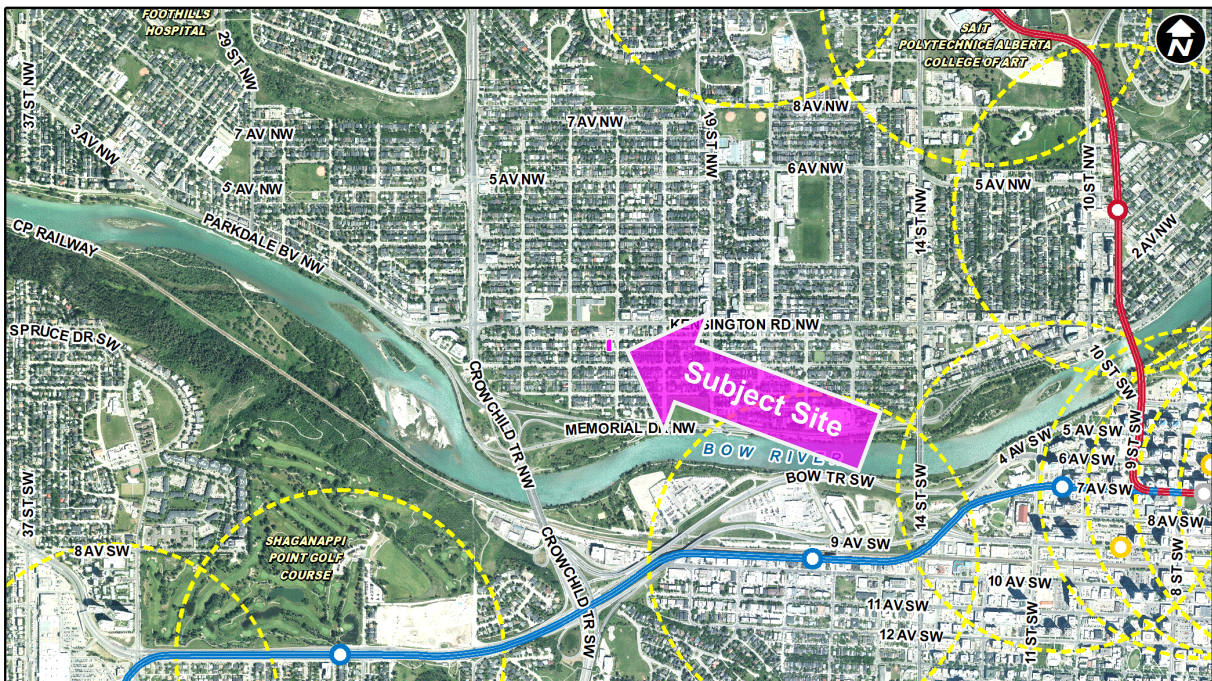
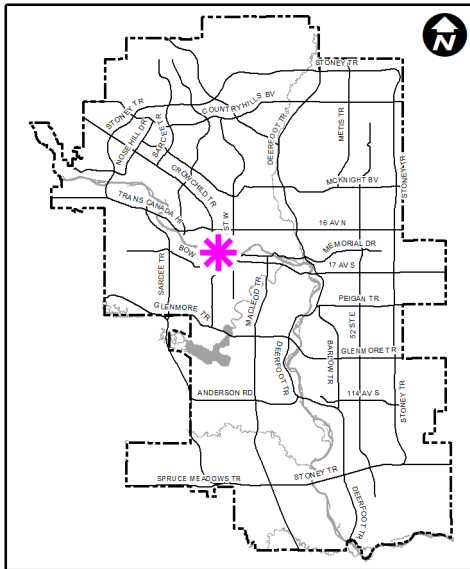
As identified below, the community of West Hillhurst reached its peak population in 1968.

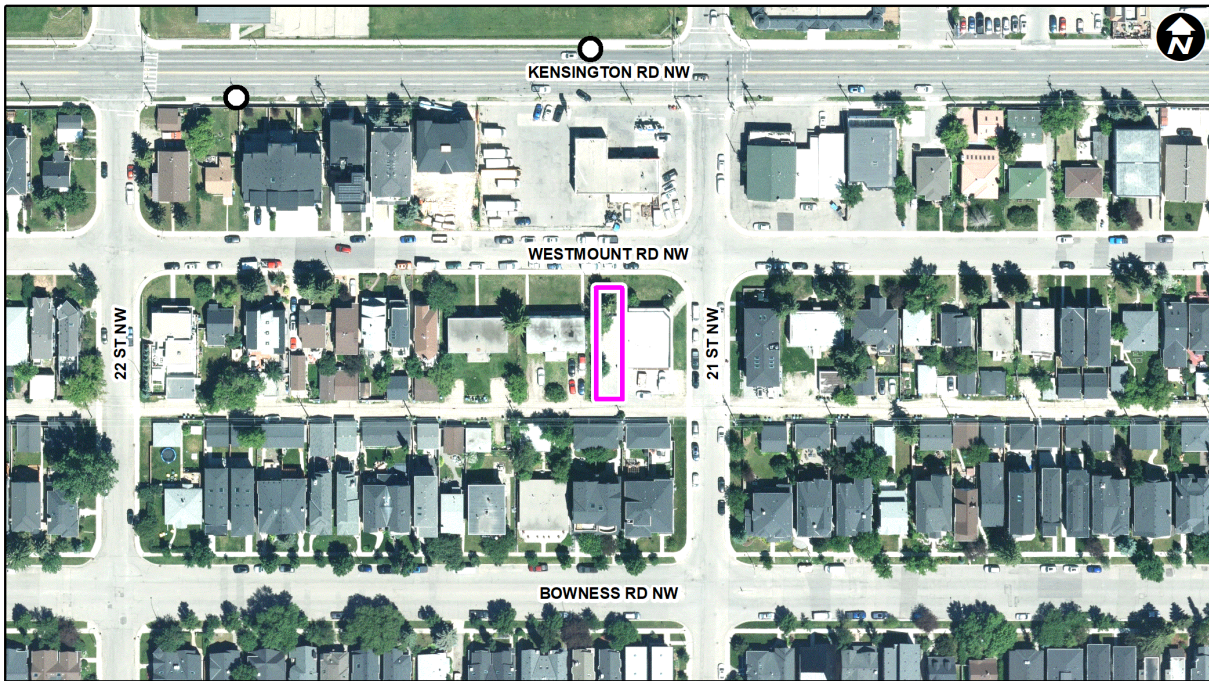
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	- 424
Difference in Population (Percent)	- 6.71%

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 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 permitted uses within the R-C2 District.

The proposed C-N1 District is intended for small-scale commercial developments with street-oriented storefronts that are close to the public sidewalk. The district is intended to accommodate buildings that are in keeping with the scale of nearby residential areas, and allows limited use sizes and types.

Development and Site Design

The rules of the proposed C-N1 District would provide guidance for the future development 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:

- parking and loading configuration;
- waste and recycling; and
- setbacks and massing.

Transportation

Pedestrian and vehicular access to the site is available from Westmount Road NW and 21 Street NW. Parking for the site is accessed via the rear lane.

Calgary Transit Route 1 (Bowness/Forest Lawn) and Route 404 (North Hill) travel along Kensington Road NW, with stops located approximately 170 metres, or a two-minute walk from the subject site. The site is also located approximately 550 metres (eight-minute walk) west of Crowchild Trail NW, which has additional transit service.

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

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction in 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 of the [Municipal Development Plan](#) (MDP). The site is also situated on the boundary of the Neighbourhood Main Street typology (Kensington Road NW) to the north of the subject site. Applicable MDP policies encourage redevelopment of inner-city communities, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Streets). The MDP also states the importance of maintaining and expanding local retail and service uses in close proximity to residents, and encourages at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

The proposal is in keeping with the relevant MDP policies as the intent and rules of the C-N1 District are consistent with the form and function of the existing building. Future small-scale commercial uses would operate with a similar intensity to the existing social organization use, while allowing greater flexibility for the landowner.

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 strategies are being explored at the development permit stage.

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 and are reviewed using existing legislation and Council approved policy. The *Riley Communities LAP* is anticipated to be finalized in Winter 2024.