

Background and Planning Evaluation

Background and Site Context

This land use application includes two parcels, 114 and 118 – 19 Street NW, in the northwest community of West Hillhurst. Together, the parcels are approximately 0.11 hectare (0.28 acre) in area and have dimensions of 27.4 metres wide by 41.1 metres deep. The parcels are currently developed with two single detached houses with detached garages along with mature landscaping. The sites have rear lane access.

The 19 Street NW area is comprised of an interesting array of land uses and development intensity. On the same block as the subject site, Residential – Contextual One / Two Dwelling (R-C2) District development bounds the site to the north. On each end of the block, Mixed Use – General (MU-1) sites contain, on the south end, a two storey commercial plaza, and on the north, and a five storey mixed use building with commercial uses at grade. The east side of the block contains the Kensington Legion, a three storey commercial building and east of that, facing Kensington Road NW is the Frontier, an eight storey mixed use development now under construction. A single storey senior's independent living facility is located east of the subject site, across the lane with low density residential on the remainder of the block heading north.

The west side of 19 Street NW is comprised of Multi-Residential – Low Profile Support Commercial (M-X1) and Direct Control (DC) based on the M-X1 District ([Bylaw 19D2020](#)). Directly across the street from the subject site, the development is a four storey mixed use building, which transitions from commercial at grade to residential units at grade as the building wraps from Kensington Road onto 19 Street NW. Further north on the west side of 19 Street NW, one and two storey commercial development prevails reflecting its Commercial – Neighbourhood 1 (C-N1) land use district.

The site is located close to a number of shops and services along both 19 Street NW and on Kensington Road NW. The parcels are located approximately 45 metres (less than a minute walk) of Kensington Road NW, which is identified by the *Municipal Development Plan* (MDP) as a Neighbourhood Main Street and is part of the Primary Transit Network. Queen Elizabeth School is located approximately 365 metres away (a six-minute walk). Madeleine D'Houet School is approximately 400 metres (a seven-minute walk) to the west. The West Hillhurst Community Association site is approximately 650 metres (a 10-minute) walk to the north. Shops and services along 14 Street NW are approximately 800 metres away (a 13-minute walk) to the east. The Bow River Pathway is located to the south approximately 850 metres away (a 14-minute walk).

Community Peak Population Table

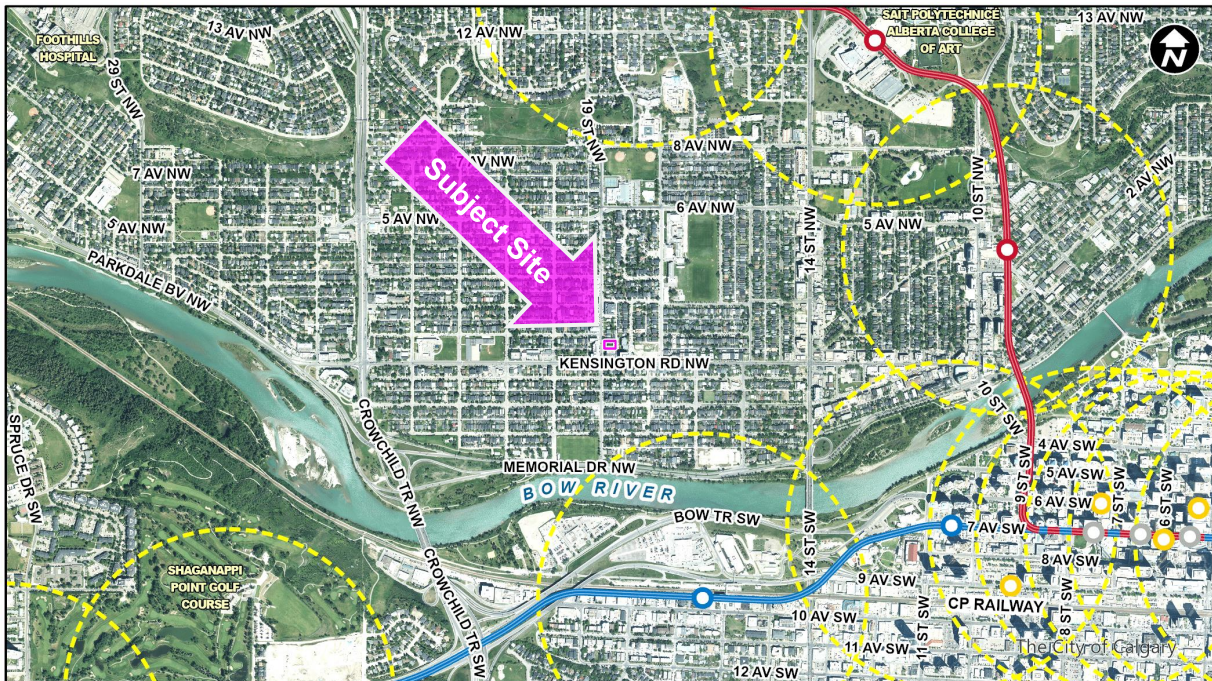
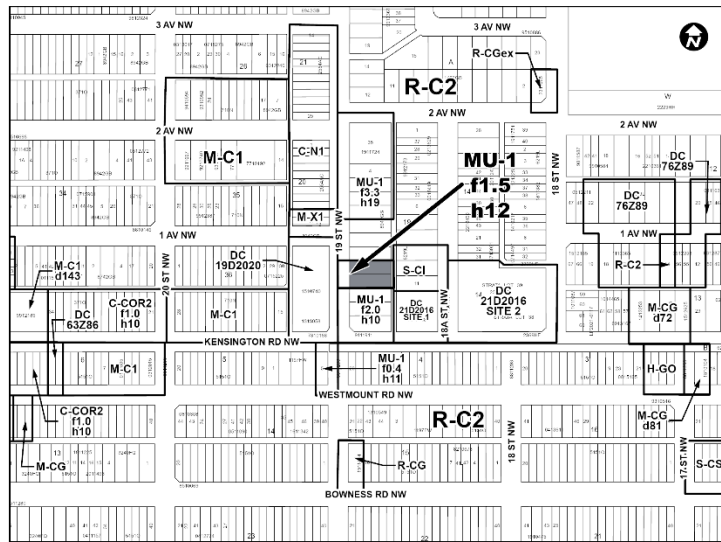
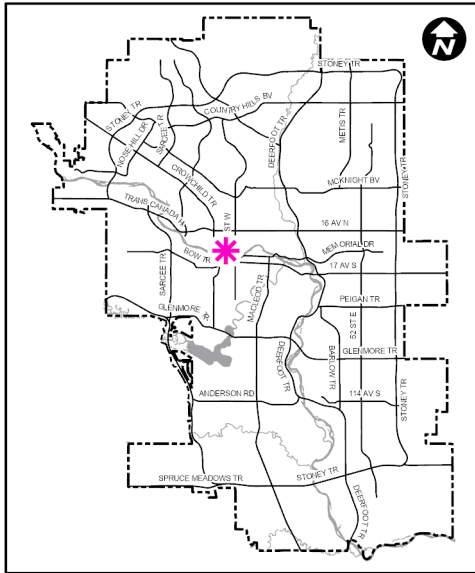
As identified below, the community of West Hillhurst reached its peak population in 1968, and the population has increased/decreased/remained the same since then.

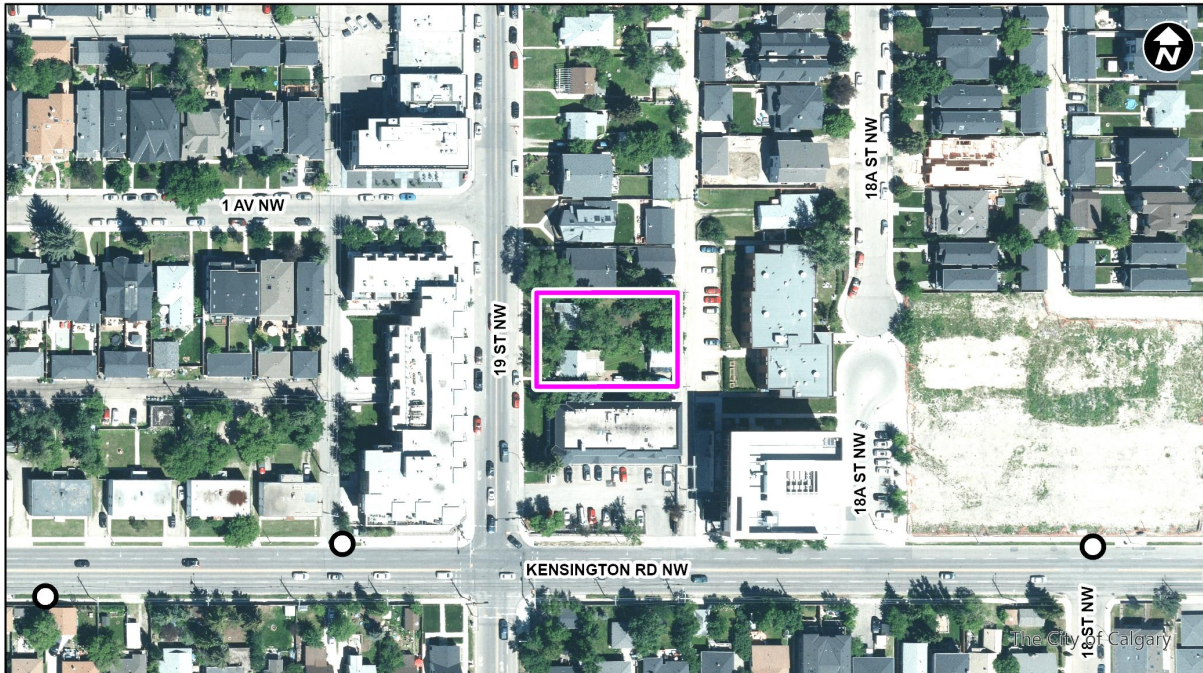
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.17%

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 Residential – Contextual One / Two Dwelling (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 Mixed Use – General (MU-1f1.5h12) District is intended to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street. It allows for street-oriented developments which provide a compatible transition with the surrounding developments. This district would allow for a maximum floor area ratio of 1.5 which equates to a building floor area of approximately 1,600 square metres. The proposed height of 12 metres would allow for approximately three storeys. While this density and height is lower than other developments in the area, the proposed floor area ratio and height modifier are supported as they represent an increase in density in a scale that provides an appropriate response to surrounding context and contributes positively to the eclectic main street nature of 19 Street NW.

Development and Site Design

The rules of the proposed MU-1f1.5h12 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage

and parking. Other key factors that are being considered during the review of the development permit application include the following:

- location and number of parking stalls;
- location and amount of bicycle storage options;
- mix of uses within the buildings;
- appropriate amenity space for the residents; and
- an engaging and active interface with 19 Street NW.

Transportation

Pedestrian access to the site is available from public sidewalks along 19 Street NW. The site is located within 100 metres (a two-minute walk) of transit stops on Kensington Road NW which are served by Route 1 (Bowness/Forest Lawn) westbound and eastbound. Kensington Road NW is identified as part of the Primary Transit Network as shown in the MDP Map 2, Primary Transit Network and as one of 24 Main Streets as key transportation and commercial corridors.

The existing on-street bikeway is located on 19 Street NW as Always Available for All Ages and Abilities (5A) Network indicates. At the time of development permit, vehicular parking will be situated on-site, with access from the lane. On-street parking (Residential Parking Zone: Z) along the proposed development is available for two hours Monday to Sunday.

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 subject site. A storm sewer connection (main extension) solution will be required at the development permit stage.

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)

These parcels are identified on the [Municipal Development Plan](#) (MDP) Urban Structure map as part of the Neighbourhood Main Street typology and within a block of an identified Primary Transit Network route on Map 2.

City-wide policies encourage directing a greater share of new growth to main street locations. It encourages a mix of employment, residential, retail and service uses that support the needs of adjacent communities.

Policies for Strong Residential Neighbourhoods encourages higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood.

The proposed land use amendment aligns with the applicable policies of the MDP.

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 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. The proposed land use is in alignment with the building scale modifier found in the draft Riley Communities Local Area Plan but not the applicable urban form category since MU-1 District does not require commercial uses along the commercial street. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.