

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of West Hillhurst at the northeast corner of 3 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. The site fronts onto 3 Avenue NW and a lane exists to the south to provide access to the site from the southwest. The property currently contains a single detached dwelling with rear attached garage.

The subject site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District. The surrounding development is designated Residential – Contextual One / Two Dwelling (R-C2) District and is characterized by a mix of single detached and semi-detached dwellings similarly designated and developed to the north and west of the site. To the east, is Crowchild Trail NW separated from the property by a pathway and noise barrier wall. Crowchild Trail NW is part of the Primary Transit Network. The pedestrian access to Crowchild Trail NW is from 4 Avenue NW which is approximately 100 metres (a two-minute walk) from the site. This pedestrian access provides access to the transit stops and commercial businesses located at 5 Avenue NW and Crowchild Trail NW.

The site is within an approximate 600 metre radius (a 10-minute walk) of transit stops, schools, parks, and commercial businesses. The parcel is located approximately 350 metres (a six-minute walk) from Parkdale Boulevard NW and approximately 300 metres (a five-minute walk) from Kensington Road NW, a Neighbourhood Main Street. There is access to commercial businesses, transit service to the LRT stations, and vehicular access to downtown Calgary and other employment centres via Kensington Road NW. Recreational facilities and park spaces near the site include the Bow River Pathway approximately 340 metres (a five-minute walk), Toronto Crescent Viewpoint approximately 600 metres (a 10-minute walk), and Helicopter Park and Playground approximately 500 metres (an eight-minute walk).

Community Peak Population Table

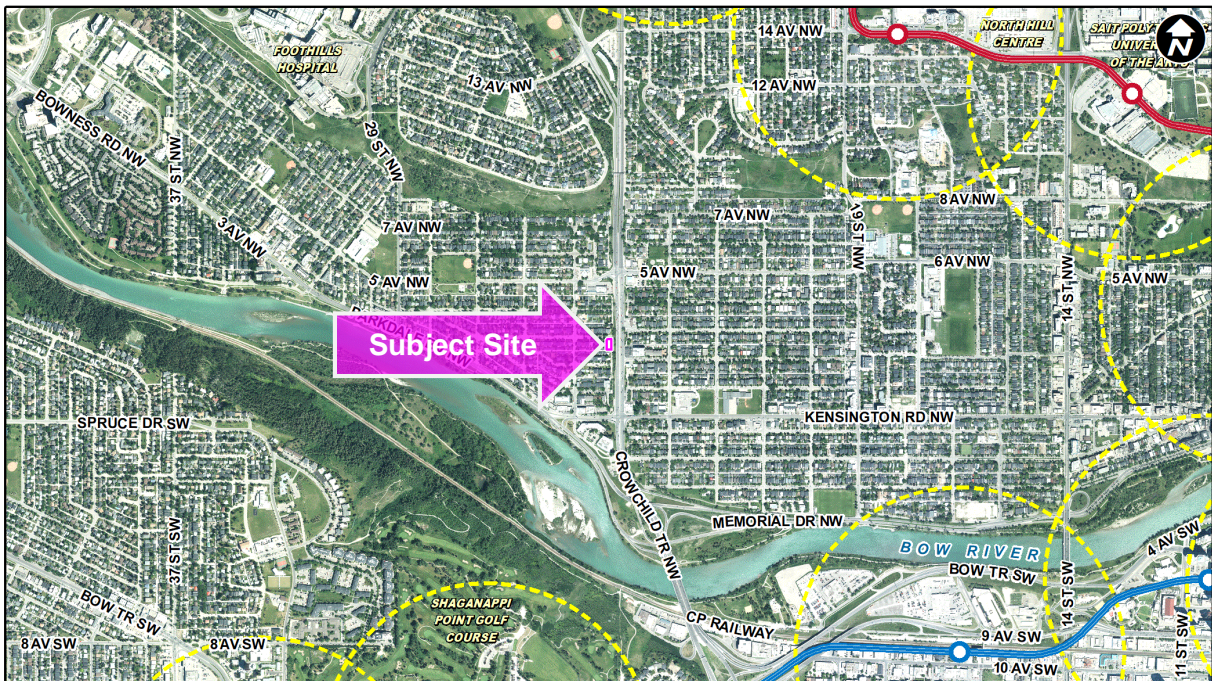
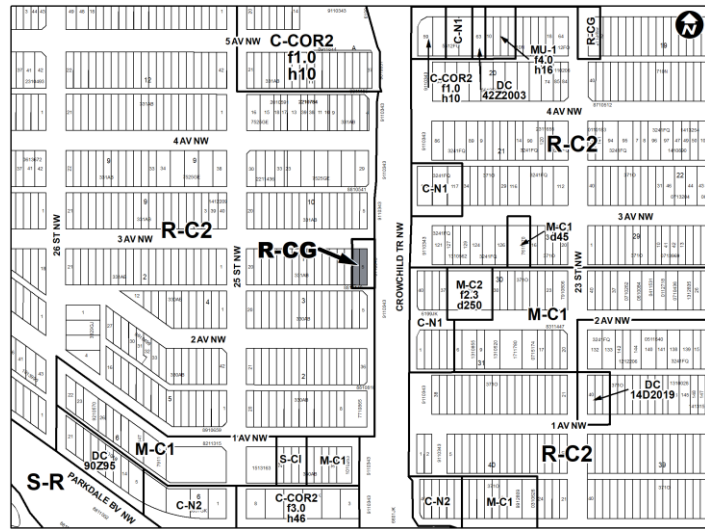
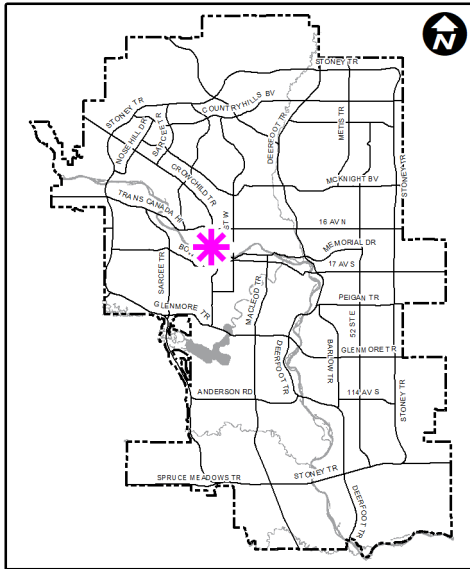
As identified below, the community of West Hillhurst reached its peak population in 1968.

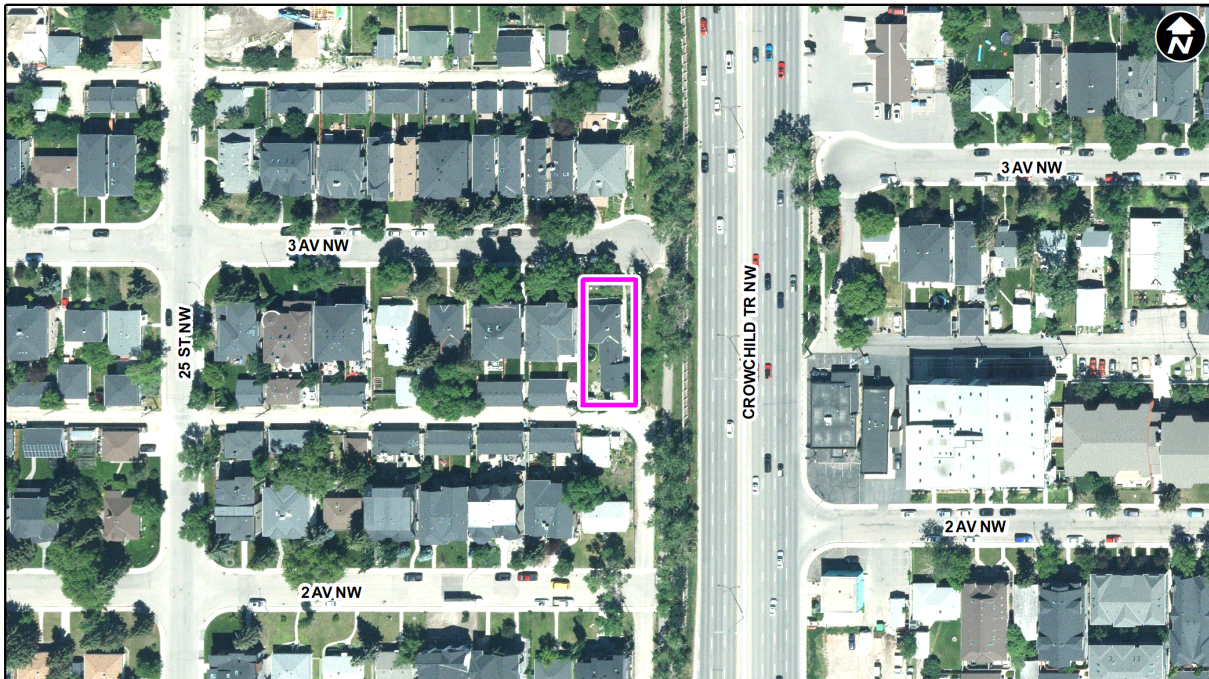
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.17%

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

The proposed Residential – Grade-Oriented Infill (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 parcel area, this would allow up to four dwelling units on the subject parcel.

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

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, massing, parcel coverage, 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 and secondary suites;
- ensuring an engaging built interface along 3 Avenue NW;
- mitigating shadowing, overlooking and privacy concerns;
- access and parking provisions; and
- landscaping and amenity space.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 3 Avenue NW. The existing pathway is available on Crowchild Trail NW southbound, providing access to the Always Available for All Ages and Abilities (5A) Network within 10 metres from the parcel. The subject parcel is approximately 400 metres (a six-minute walk) south of a bus stop located along Crowchild Trail NW, which includes service for Route 20 (Heritage Station) and Route 104 (Sunnyside).

The R-CG District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit, vehicular parking is to be situated on-site, with access from the lane.

A Transportation Impact Assessment (TIA) or parking study was not required as part of this application.

As per The City's Crowchild Trail Updates Medium - Term Recommended Plan, there is a proposed pathway/sidewalk along this parcel along the adjacent Crowchild Trail NW. There are no direct impacts to this site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service this site. Site servicing details along with storm water management will be reviewed 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)

The site is located within the Residential – Developed – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP).

Section 2.2.5 and 2.3.2 of the MDP identify opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. These policies include allowing for innovative and creative designs, providing an appropriate transition of intensity, and complementing the established character of the area. These sections of the MDP support growth and change in low-density neighbourhoods through redevelopment of a similar scale and built form and developing a range of housing types. An evolved range of housing types are expected to help achieve the goal of stabilizing the population decline and supporting the changing demographic needs of communities.

The proposal complies with the relevant MDP policies as the proposed 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)

The 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 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 applicable urban form category and building scale modifier found in the draft Riley Communities Local Area Plan. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.