

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the northwest community of West Hillhurst, adjacent to 1 Avenue NW. The approximately 0.05 hectare (0.13 acre) irregularly shaped site is about 15 metres wide by 33 metres deep. The parcel has rear lane access and is currently developed with a single detached dwelling and an accessory residential building (rear detached garage).

The surrounding development is characterized by a mix of single, semi-detached, rowhouse, multi-residential and commercial development. The area north of the site is designated as Residential – Contextual One / Two Dwelling (R-C2) District, while the area south of the site has a mix of districts including Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Neighbourhood 2 (C-N2) District and Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District. The site is approximately 175 metres (a three-minute walk) north of Parkdale Boulevard NW which is part of the Primary Transit Network in the *Municipal Development Plan* (MDP). The site is also located 165 metres (a three-minute walk) north of Kensington Road NW, a Neighbourhood Main Street which is also part of the Primary Transit Network.

The site is located 400 metres (a seven-minute walk) west of Louise Dean School (Calgary Board of Education grades 9-12, French Immersion), 600 metres (a 10-minute walk) west of Madeleine D'Houet School (Calgary Catholic School District grades 7-9, French Immersion) and 400 metres (a seven-minute walk) east of Helicopter Park, which has a playground and a baseball diamond. The site is also located 130 metres (a two-minute walk) north of multiple commercial developments including a supermarket, a pharmacy, medical clinics and other commercial establishments.

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed M-CGd80 District, a multi-residential district for the Developed Area, is intended to be compatible with low density residential development. It allows for a range of multi-residential development of low density and low height including semi-detached, townhouse, rowhouse and fourplex buildings. The maximum building height in the M-CG District is 12 metres (up to three storeys), and the standard maximum density is 111 units per hectare. Based on the site area, the M-CG District would allow up to five dwelling units, however, a density modifier of 80 units per hectare is proposed by the applicant to limit the number of dwelling units to four, following discussions with the community. Secondary suites are allowed in the M-CG District and do not count towards the allowable density.

Development and Site Design

If approved by Council, the rules of the proposed M-CGd80 District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access;
- amenity space and possible mature tree retention;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks and landscaping requirements.

Transportation

The subject site is 180 metres (a three-minute walk) north of the Bow Valley Pathway and 415 metres south of 5 Avenue NW, an On-Street Bikeway, both of which are part of the City of Calgary's Always Available for All Ages and Abilities (5A) Network. The Bow Valley Pathway and 5 Avenue NW serve as integral links connecting to other pathways, bikeways, LRT platforms and bus stops.

The subject site is also located near transit stops providing regular service. Route 1 (Bowness/Forest Lawn), Route 9 (Dalhousie/Chinook), Route 90 (Bridgeland/University of Calgary) and Route 104 (Sunnyside/University of Calgary) transit stops are located 230 metres (a four-minute walk) south of the site along Parkdale Boulevard NW. In addition, Route 20 (Heritage/Northmount) is located 280 metres (a five-minute walk) east of the site along Crowchild Trail NW. This network of mobility options provides access to jobs, services, educational facilities, and to many other destinations across Calgary.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review 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 City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as per Map 1: Urban Structure. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing land, infrastructure, public amenities, transit and to deliver small, incremental benefits to climate resilience. The proposal complies with the relevant MDP policies

as the proposed M-CGd80 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)

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 not in alignment with the applicable urban form category as designated in the draft Riley Communities Local Area Plan (LAP) for the subject parcel. However, the proposed land use is in alignment with the 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.