

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of West Hillhurst on the northwest corner of Broadview Road NW and 19 Street NW. The site is approximately 0.06 hectares in size (0.14 acres) and is approximately 15 metres wide by 38 metres deep. It is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

Surrounding development is characterized by mainly single detached and semi-detached dwellings on lands designated Residential – Contextual One / Two Dwelling (R-C2) District. Two sites designated Residential – Grade-Oriented Infill (R-CG) District are located at the northeast corner of Bowness Road NW and 19 Street NW and Broadview Road NW and 20 Street NW. Lands immediately to the south are designated Special Purpose – Recreation (S-R) District and contain a soccer field.

The site is located approximately 200 metres (a three-minute walk) south of Kensington Road NW, which is identified as a Neighbourhood Main Street by the *Municipal Development Plan* (MDP) and contains a mix of commercial, residential and mixed-use developments. Memorial Drive NW is located 100 metres (two-minute walk) south of the site and the Bow River Pathway is located approximately 150 metres (three-minute walk) south of the site.

Madeleine d’Houet School is located 600 metres (a 10-minute walk) and Louise Dean School is located 750 metres (a 13-minute walk) northwest of the site on Kensington Road NW. Queen Elizabeth School is 700 metres (an 11-minute walk) to the northeast.

Community Peak Population Table

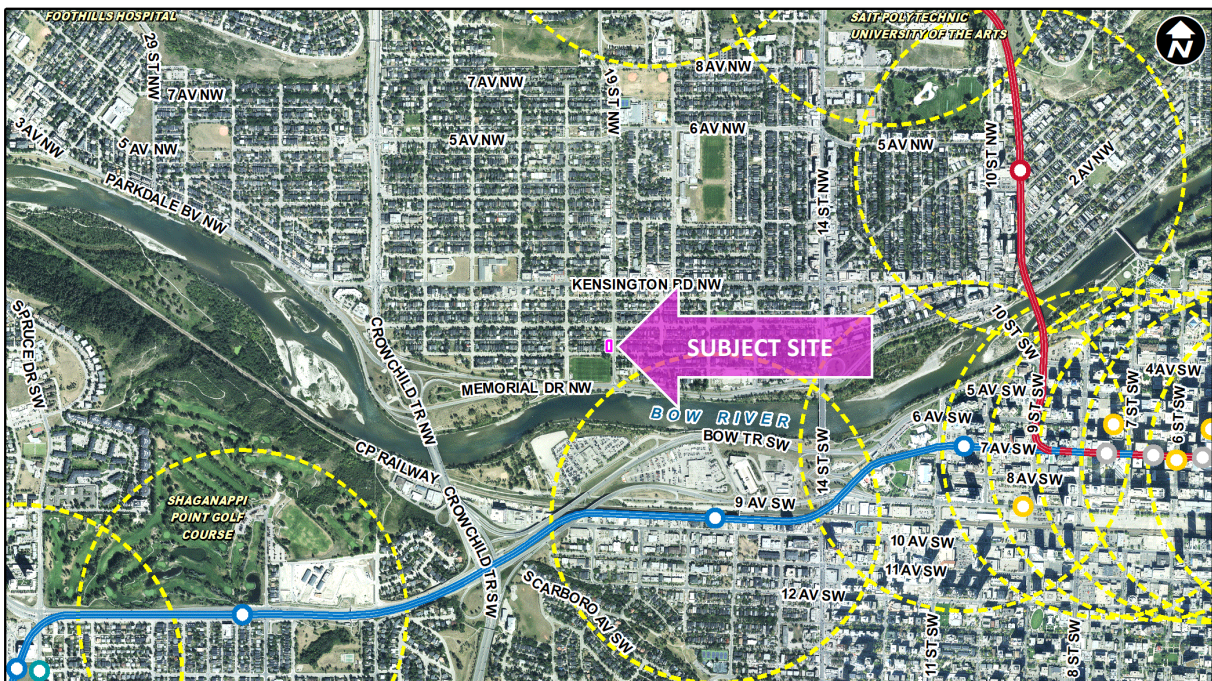
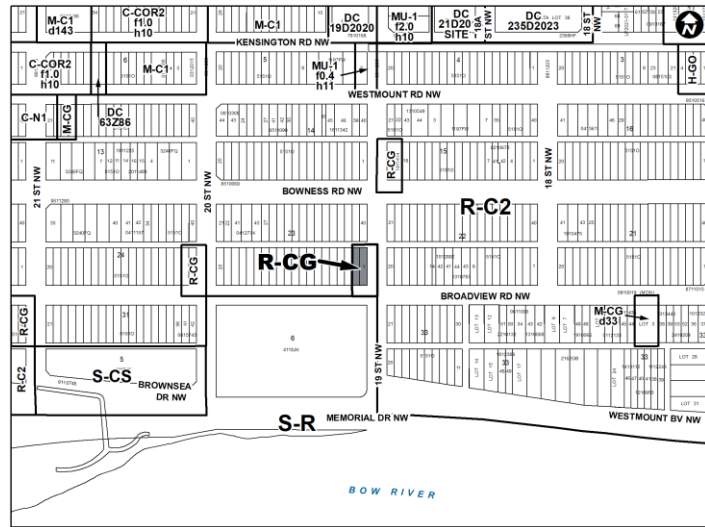
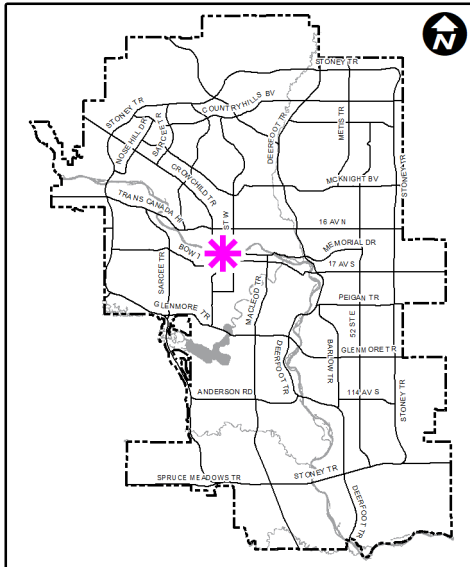
As identified below, the community of West Hillhurst reached its peak population in 1968.

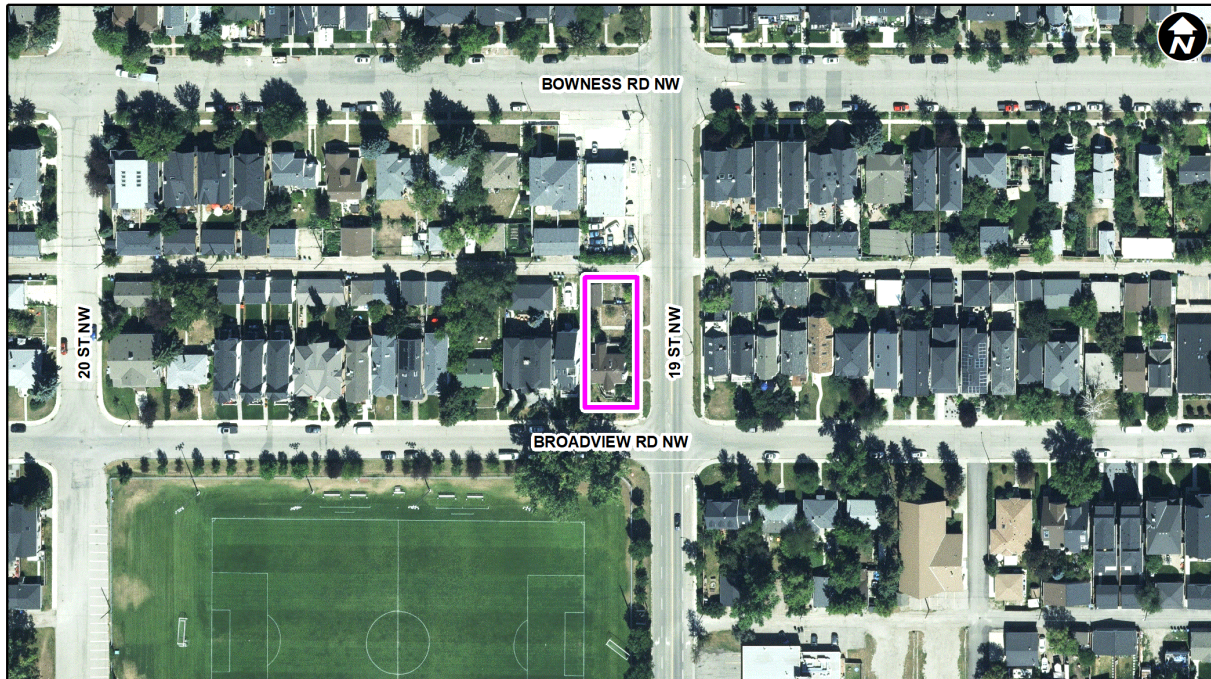
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.17%

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, 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 dwelling units per hectare. Based on the subject site parcel area, this would allow for 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

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, landscaping, and parking.

Transportation

Pedestrian access to the site is provided by public sidewalks along Broadview Road NW and 19 Street NW. 19 Street NW north of Bowness Road NW contains an existing on-street bikeway that forms part of the Always Available for All Ages and Abilities (5A) Network and the Bow River Pathway lies approximately 150 metres (a three-minute walk) to the south.

The site is located approximately 250 metres (a four-minute walk) south of transit stops on Kensington Road NW, which are served by Route 1 (Bowness/Forest Lawn). Kensington Road NW is identified as part of the Primary Transit Network as shown on the MDP's Map 2: Primary Transit Network and is identified as a Main Street, which are key transportation and commercial corridors.

Access to the site will be from the lane and will be confirmed at the time of the development permit. On-street parking is prohibited on 19 Street NW from Memorial Drive NW to Bowness Road NW but is available adjacent to the subject site on Broadview Road NW.

A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water, sanitary sewer and storm 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 the 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 site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposed land use amendment is in keeping with the overall policy objectives 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

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.