

Background and Planning Evaluation

Background and Site Context

The subject site is composed of four existing lots located mid-block on 19 Street NW between 4 Avenue NW and 5 Avenue NW in the northwest community of West Hillhurst. The site is approximately 0.20 hectares (0.49 acres) in size and is approximately 110 metres wide and 36 metres deep. There is a paved rear lane to the west.

Immediately to the north and south of the subject site are existing single detached dwellings. To the west and on the east side of 19 Street NW are a variety of single detached dwellings, either original 1950s homes or larger re-builds. To the south, 19 Street NW is home to a variety of local commercial establishments and recent redevelopments in the form of three to five storey mixed-use buildings.

There are four schools close to the site:

- Queen Elizabeth Elementary and High School are 350 metres (a five-minute walk) to the east; and
- Madeleine D’Houet School and Louise Dean School are 900 metres (a 12-minute walk) to the west.

In addition to the local school parks, other recreation and community amenities include:

- West Hillhurst Community Playground is 450 metres (a six-minute walk) to the west;
- Broadview Park is 750 metres (a 10-minute walk) to the south; and
- West Hillhurst Community Association, playground, Bowview outdoor pool and ball diamonds are 350 metres (a five-minute walk) to the north.

Community Peak Population Table

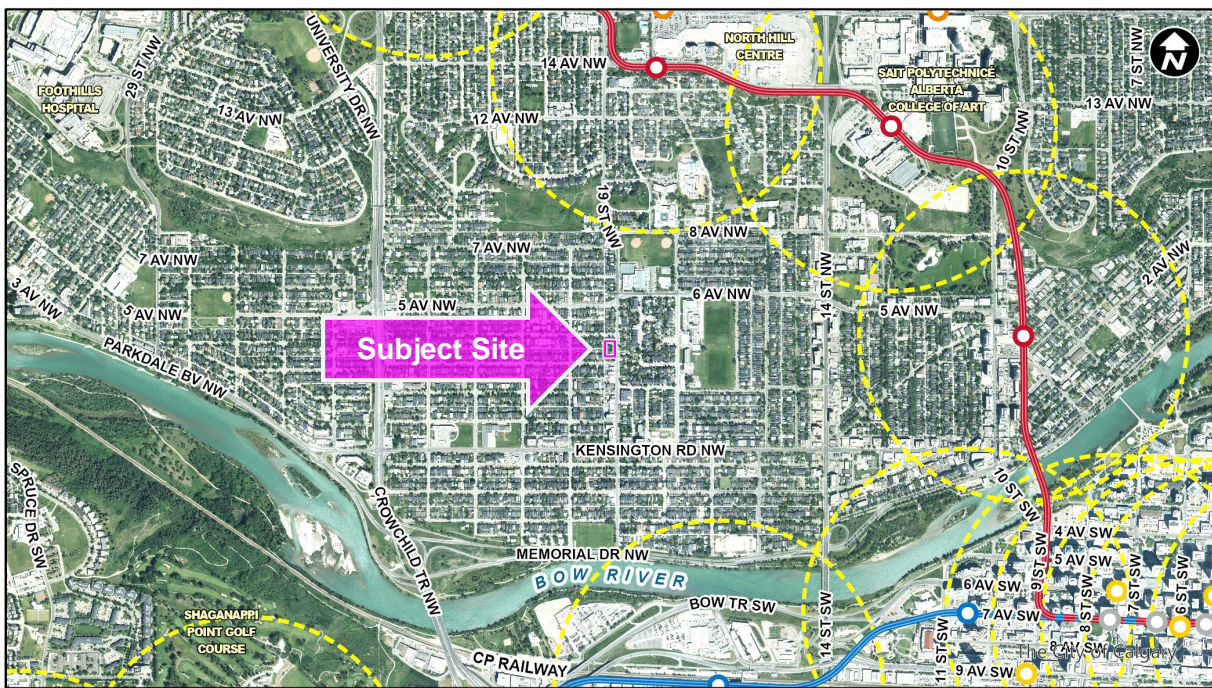
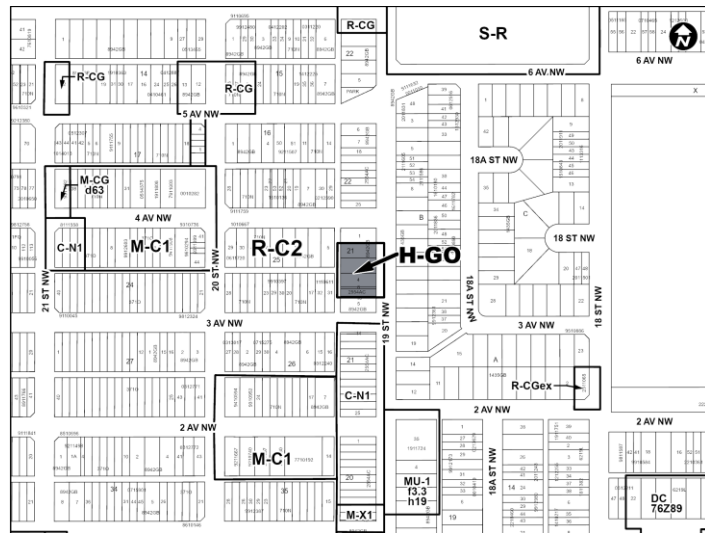
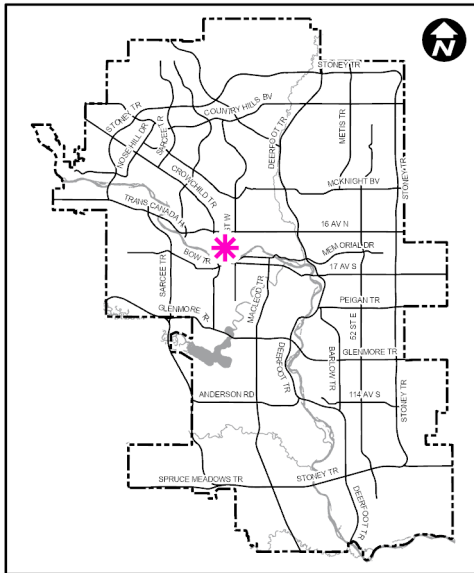
As identified below, the community of West Hillhurst reached its peak population in 1968. Between 1968 and 1995 the population decreased from that high point to a low of 4,900. Since 1995, the population has generally trended back towards the initial 1968 maximum as of the most recent municipal census in 2019.

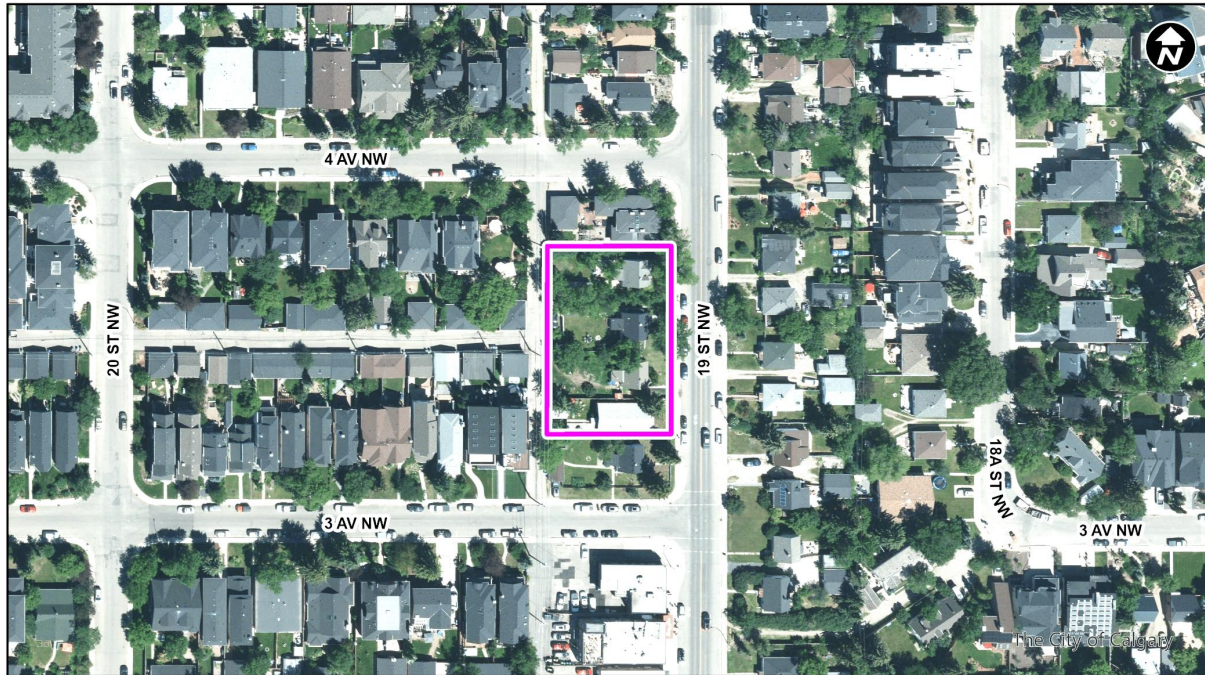
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.2%

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the R-CG District. The intent of this application is to redesignate the site to the Housing – Grade Oriented (H-GO) District.

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 height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed H-GO District accommodates grade-oriented developments in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also includes secondary suites.

The H-GO District also provides rules for:

- a minimum side separation of 3.0 metres between a residential building and a side property line where the building extends beyond the back of the adjacent residential building;
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5; and

- a maximum building height of 12 metres.

If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and one of the following location criteria must be met for the site to be considered for the H-GO District:

- within 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT Platform;
- within 400 metres of an existing or capital-funded BRT Station; or
- within 200 metres of primary transit service.

The subject site is within the inner city, approximately 190 metres north of the edge of the Kensington Road NW Neighbourhood Main Street area and meets the criteria to be considered for the H-GO District.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- ensuring an engaging built interface along 19 Street NW;
- ensuring that the site design ties in with planned 19 Street NW public realm and safety improvements;
- accommodating parking and alternative mobility storage areas; and
- ensuring appropriate amenity space for residents.

Transportation

The site is well served from a transportation perspective. Pedestrian access to the site is available from a sidewalk along 19 Street NW, a collector street and local main street. As an evolving collector street, 19 Street NW has seen recent pedestrian safety improvements including the installation of Rapid Flashing Beacons and curb extensions in several locations. In addition, work on a comprehensive redesign on 19 Street NW including bike lanes and wider sidewalks is currently underway.

Beyond 19 Street NW, the site is located in a mature community with a robust street grid that provides a wide range of possible pedestrian and active modes connections including temporary bike paths and lane closures on Kensington Road NW, painted bike lanes on 6 Avenue NW as well as good connections to the Bow River Pathway system. As seen in the Neighbourhood Profile, residents of the community are already three times more likely to walk (12 percent compared to 4 percent) and six times (6 percent compared to 1 percent) more likely to bicycle to work than the citywide average.

The site is 210 metres (a four-minute walk) south of the westbound bus stops for Route 104 (Sunnyside/University of Calgary) and 404 (North Hill) and approximately 400 metres (a six-minute walk) south of westbound stops for Route 89 (Lions Park – North Pointe). There are stops for Route 1 (Bowness/Forest Lawn) approximately 400 metres south on Kensington Road NW.

Vehicle access to the site will be through the rear lane. Street parking is currently available in the area and there are currently no residential parking restrictions in place for the immediate area. Further to the south, there are some residential parking areas closer to Kensington Road NW and there are one-hour parking limits during day-time hours in front of the commercial businesses along 19 Street NW.

Key vehicle access features being considered as part of the development permit process include the appropriate provision of parking and addressing safety concerns related to the proposed carport.

A Transportation Impact Assessment was not required for this proposal.

Environmental Site Considerations

No environmental considerations were identified.

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 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 subject site is located within the Developed Residential - Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of inner-city communities to encourage housing diversity including ground-oriented housing, and to make more efficient use of existing infrastructure, public amenities and transit.

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 (Draft)

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.