

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of West Hillhurst on the east side of 19 Street NW between 2 Avenue NW and Kensington Road NW. The mid-block site is comprised of four parcels with a combined area of approximately 0.23 hectares (0.56 acres) and spans approximately 55 metres along the 19 Street NW frontage, with a depth of approximately 41 metres. The site has a rear lane for vehicle access and is currently developed with three single detached dwellings and garages.

This portion of 19 Street NW contains a mix of development forms including single detached dwellings, local commercial uses, low-rise multi-residential and mixed-use projects. The majority of the subject block is currently designated Mixed Use – General (MU-1) District with modifiers of varying intensity. The site is adjacent to parcels designated Residential – Grade-Oriented Infill (R-CG) District to the south and across the lane to the east. The block opposite the site on the west side of 19 Street NW is designated Commercial – Neighbourhood 1 (C-N1) District and Multi-Residential – Low Profile Support Commercial (M-X1) District. The adjacent MU-1f3.3h19 District site to the north is occupied by a five-storey mixed use development that was completed in 2023.

Kensington Road NW, an identified Neighbourhood Main Street, is approximately 110 metres (a two-minute walk) south of the site and has been actively redeveloping with projects that include The Kensington Legion, a three-storey commercial building and east of that The Frontier, an eight-storey mixed-use development currently under construction. Queen Elizabeth School is located approximately 350 metres (a six-minute walk) to the east and Madeleine d’Houet School is approximately 450 metres (an eight-minute walk) to the west. The West Hillhurst Community Association site is approximately 410 metres (a seven-minute walk) to the north and provides a number of recreational amenities and programs.

Community Peak Population Table

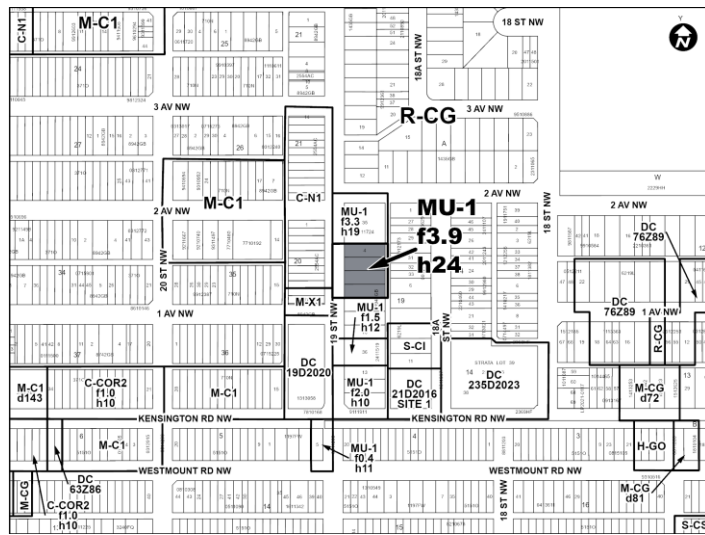
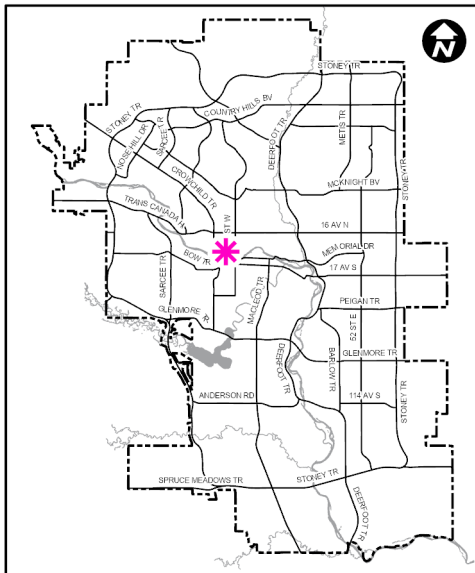
As identified below, the community of West Hillhurst reached its peak population in 1968.

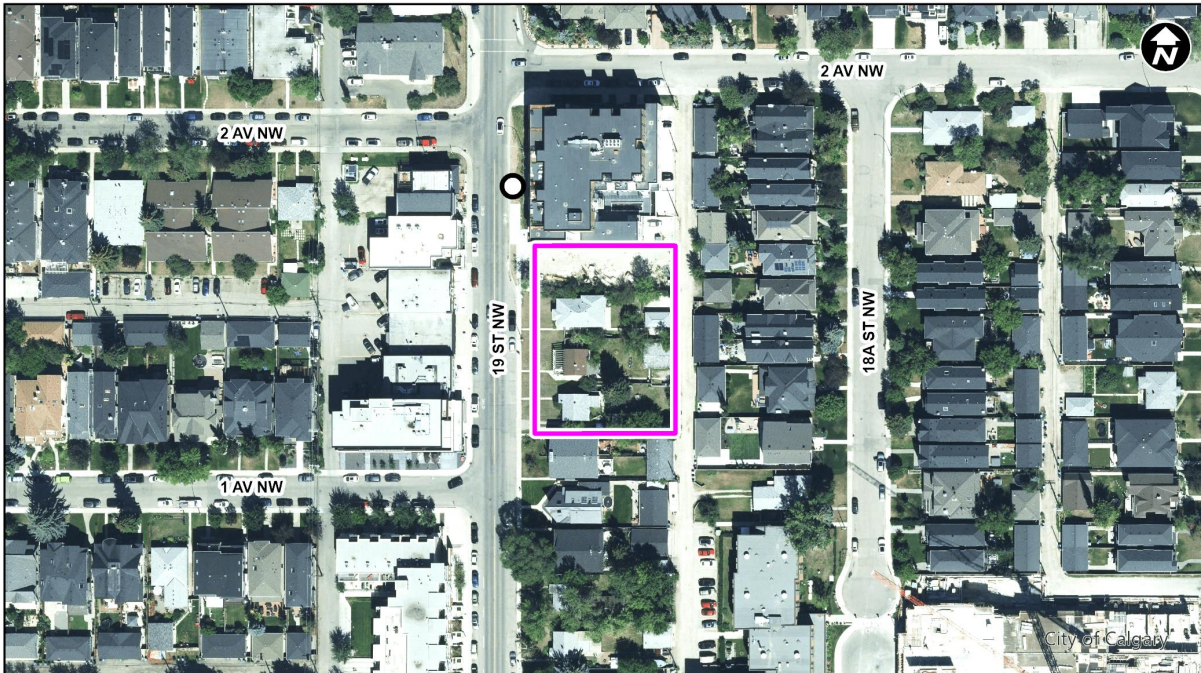
West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.17%

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 Mixed Use – General (MU-1f3.3h19) District is intended for street-oriented development that accommodates both residential and commercial uses at grade. A mix of residential and commercial uses may occur within the same building or multiple buildings throughout an area. Development intensity should respond to the local context through maximum building height and floor area ratio (FAR) modifiers. The MU-1f3.3h19 District would allow for a maximum FAR of 3.3 (approximately 7,446 square metres) and a maximum building height of 19 metres (approximately five storeys).

The proposed MU-1f3.9h24 District would increase the maximum FAR to 3.9 (approximately 8,780 square metres) and the maximum building height to 24 metres (approximately six storeys).

Development and Site Design

The rules of the proposed MU-1f3.9h24 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that are being considered during the review of the development permit include the following:

- an engaging and active built interface along the 19 Street NW frontage;
- the layout and configuration of dwelling units and commercial uses;

- climate resilience mitigation and adaption measures;
- adequate supply and programming of amenity space for the number of dwelling units;
- the number and configuration of motor vehicle and bicycle parking stalls and the evaluation of the supporting Traffic Impact Assessment;
- interface with the lane including parkade access, loading and waste collection; and
- an appropriate scale transition to adjacent low-density parcels.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 19 Street NW. An existing on-street bikeway is located on 19 Street NW as part of the current Always Available for All Ages and Abilities (5A) Network, supporting access to and from the site by alternative transportation modes.

The site is located within 250 metres (a four-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 in the *Municipal Development Plan* (MDP) and is a key transportation and commercial corridor.

The site falls within Residential Parking Permit (RPP) Zone 'Z' and on-street parking is available for two hours, Monday to Sunday. Upon redevelopment of the subject site, vehicular access will only be permitted from the rear lane.

A Traffic Impact Assessment was submitted in support of the application which included a parking study component.

Environmental Site Considerations

A Phase II Environmental Site Assessment (ESA) will be required during the development permit review.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. A storm sewer connection (main extension) will be required upon redevelopment of the site.

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 split between the Developed Residential – Inner City and the Main Streets – Neighbourhood Main Street areas, as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment and intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit, and expanding local commercial development in close proximity to residents. The proposed MU-1f3.9h24 District would allow for a modest increase in density over the existing district while maintaining the opportunity for at-grade commercial development. The proposed land use is in alignment 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 are being explored and encouraged at subsequent through the development permit review.

Riley Communities Local Area Planning Project

Administration presented the proposed [Riley Communities Local Area Plan](#) (LAP), which includes West Hillhurst and surrounding communities, to the Infrastructure and Planning Committee (IPC) on 2024 October 16. Following IPC, a motion to refer the LAP back to Administration was passed by Council on 2024 October 29, directing Administration to return by Q2 2025. The proposed land use amendment is in alignment with the applicable urban form category and building scale modifier for the subject site in the proposed LAP. Planning applications are being accepted for processing while the project is in progress; however, applications are reviewed using existing legislation and Council approved policy only.