

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0507  
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**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
LOC2018-0032, Bylaw 190D2018**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Civicworks Planning + Design on 2018 February 13 on behalf of the landowners Gilbert Chit Man Chan and Amos Poon.

The application proposes the redesignation of a residential parcel in the northwest community of West Hillhurst from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached homes, semi-detached, duplex homes, and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1940 Bowness Road NW (Plan 5151O, Block 15, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**Moved by: J. Scott**  
Absent: E. Woolley

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 190D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1940 Bowness Road NW (Plan 5151O, Block 15, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 190D2018.

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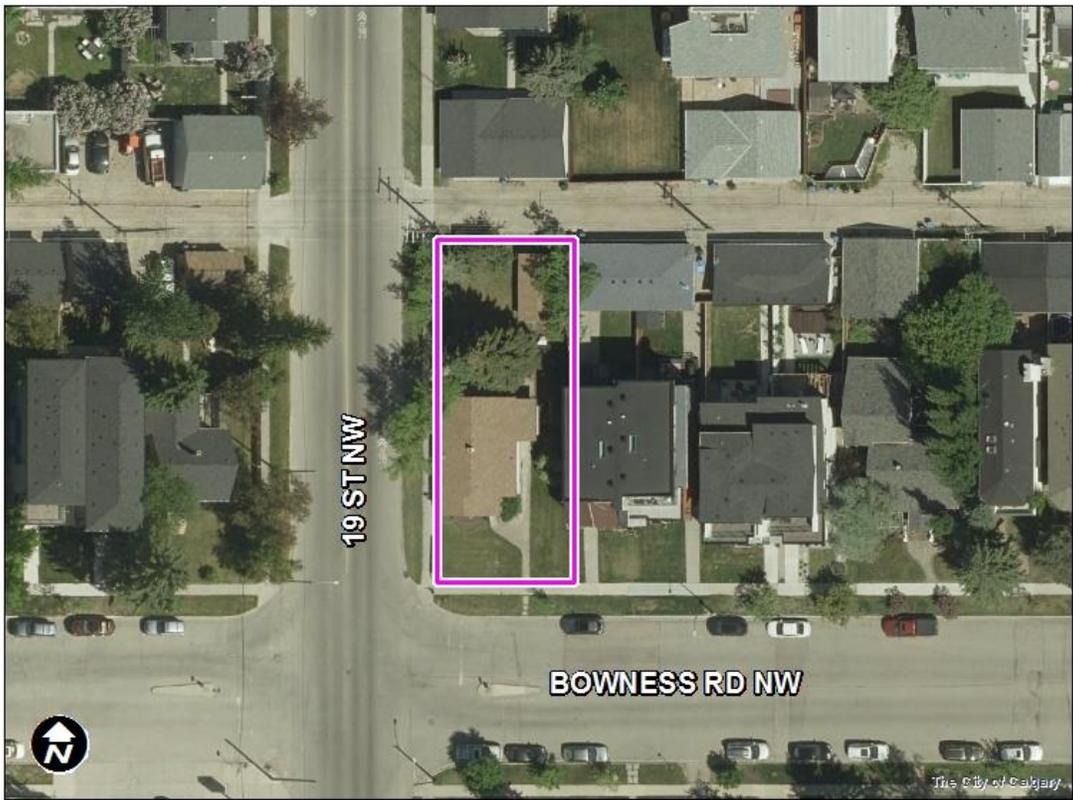
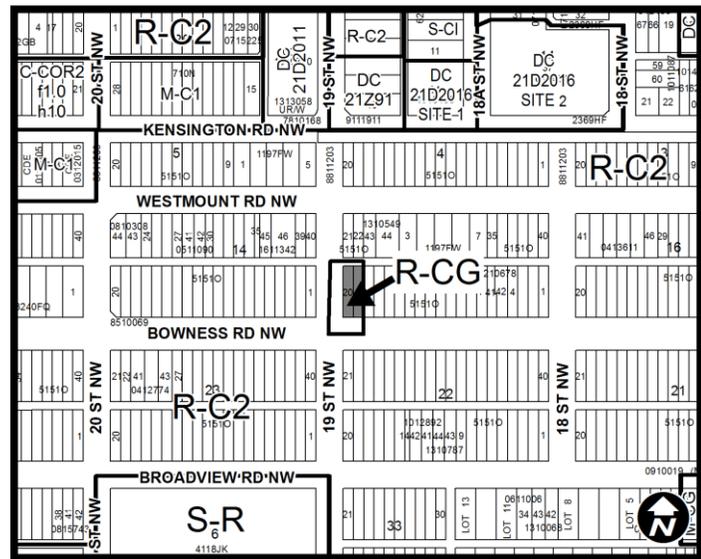
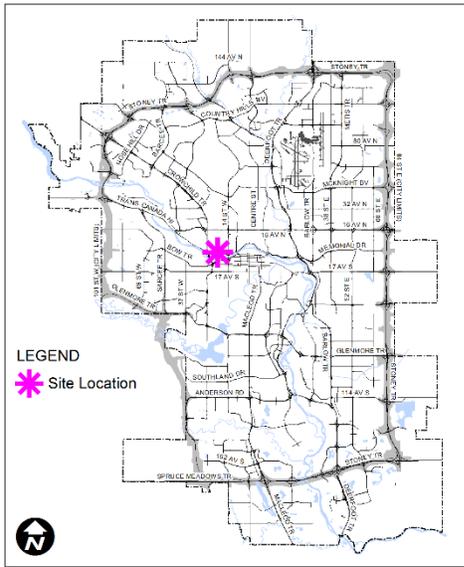
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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**Location Maps**



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**BACKGROUND**

**Site Context**

The subject site is located in the community of West Hillhurst at the corner of Bowness Road NW and 19 Street NW. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District. Surrounding development consists of a mixture of single and semi-detached dwellings. A legal non-conforming Automotive Service use is located kitty corner to the subject site.

The subject site is approximately 0.06 hectares in size with approximate dimensions of 14.1 metres by 38.2 metres. The site has lane access along the north property line, accessed from 19 Street NW. The site is currently developed with a single detached dwelling and rear detached garage accessed from the lane. The site also has a parking pad accessed from a driveway on 19 Street NW. Any future development of the site will require the closure and rehabilitation of this driveway.

The population of West Hillhurst has been rising slowly over the past two decades but remains below its peak achieved in 1968, as indicated in *Figure 1* below.

*Figure 1: Community Peak Population*

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,338
Difference in Population (Number)	-533
Difference in Population (Percent)	-7.8%

Source: *The City of Calgary 2017 Census*

Additional demographic and socio-economic information may be obtained online through the [West Hillhurst](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed redesignation will allow for a range of building types that are compatible with the established built form for the neighbourhood.

**Land Use**

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to 4 dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

## **Infrastructure**

### ***Transportation Networks***

The subject site is located approximately 300 metres from a transit stop (Kensington BRT 305) located on Kensington Road NW. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application.

### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

## **Stakeholder Engagement, Research and Communication**

### ***Engagement and Public Meetings***

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing will be advertised.

### ***Citizen and Community Association Comments***

The West Hillhurst Community Association has reviewed this application and submitted a letter which stated they have no comments.

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Administration received three letters of objection to this application. Concerns expressed are summarized as follows:

- Potential for more waste and recycling bins in the rear lane;
- Rowhouses do not fit the “look” of the neighbourhood;
- Shadowing impacts;
- Property value concerns;
- Traffic on 19 Street is too dangerous to have dwelling units;
- Approval would set a “bad” precedent for further redevelopment;
- Uncertainty regarding ultimate development form;
- Proposed density would constitute “overdevelopment”;
- Increased on-street parking; and
- Potential loss of mature trees.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

The site is located within the ‘City, Town’ area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The subject lands are not located within a local policy plan area; therefore, the policies of the MDP apply.

The subject parcel is located within the ‘Residential - Developed - Inner City’ area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

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The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop station;
- on a collector or higher standard roadway on at least one frontage;
- along or in close proximity to an existing or planned corridor or activity centre; and
- direct lane access.

The following location criteria were not met:

- adjacent to or across from existing or planned open space or park or community amenity; and
- adjacent to existing or planned non-residential development or multi-dwelling development.

The proposed amendment includes moderate intensification which has minimal impact on adjacent properties and is located within walking distance to a park, therefore it is considered appropriate.

**Social, Environmental, Economic (External)**

The recommended land use allows for wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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**Risk Assessment**

There are no known risks.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 190D2018