

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0454

Land Use Amendment in West Hillhurst (Ward 7) at 2402 Westmount Road NW,
LOC2019-0014

EXECUTIVE SUMMARY

This land use amendment application was submitted by Elizabeth Barry on behalf of the landowners, Nicholas and Lorraine Ryan on 2019 February 01. The application proposes to change the land use designation of 2402 Westmount Road NW from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to accommodate:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- a maximum building height of 12.0 metres (an increase from the current maximum of 10.0 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the M-CG District.

The proposed land use is compatible with surrounding land uses and is in alignment with the applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.045 hectares \pm (0.111 acres \pm) located at 2402 Westmount Road NW (Plan 1197FW, Block 9, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 APRIL 18:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.045 hectares \pm (0.111 acres \pm) located at 2402 Westmount Road NW (Plan 1197FW, Block 9, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.
2. Give three readings to **Proposed Bylaw 113D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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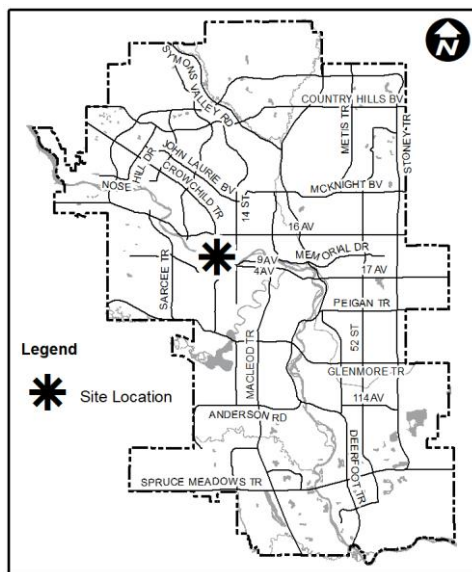
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BACKGROUND

This land use amendment application was submitted by Elizabeth Barry on behalf of the landowners, Nick and Lorraine Ryan on 2019 February 01. While no development permit application has been submitted at this time, the future intent of the landowners is to explore redevelopment of the site in the form of townhouses or similar design, as noted in the Applicant's Submission (Attachment 1).

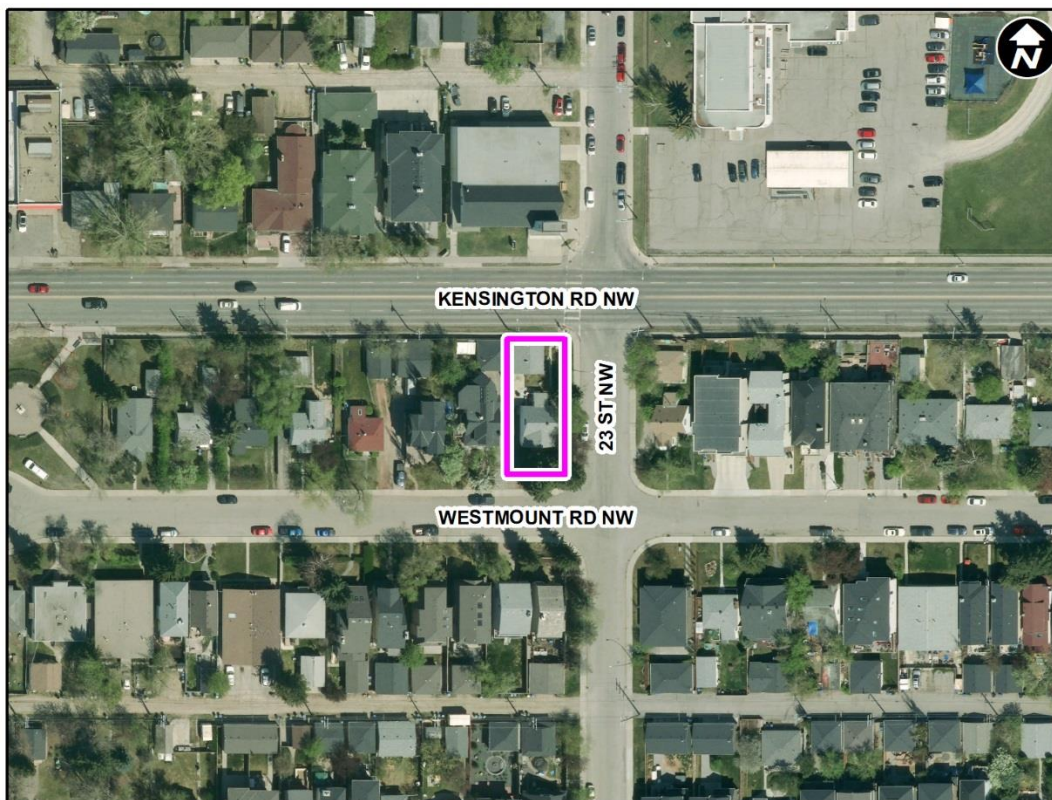
Location Maps



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Site Context

The subject site is located at the corner of Westmount Road and 23 Street NW in the community of West Hillhurst. The parcel is approximately 13.8 metres wide by 36.2 metres deep, and is currently developed with a single detached dwelling that fronts onto Westmount Road NW. With street frontage on three of four sides, upon redevelopment, the parcel offers a unique opportunity to provide an especially active street interface.

Contextually, the site is located in an area of the community that is typically characterized by low and medium density residential development. Land use districts to the north across Kensington Road NW include both the R-C2 District and the M-C1 District. These parcels contain an apartment building, a church, and a school. The R-C2 District is predominant to the east, west, and across Westmount Road NW to the south. These parcels are mainly comprised of single and semi-detached dwellings. The parcel directly east, across 23 Street NW was previously redesignated from R-C2 District to M-CG District on 2018 February 20. A subsequent multi-residential development permit was approved 2018 August 29.

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As identified in *Figure 1*, the community of West Hillhurst reached its population peak in 1968 with 6,871 residents.

Figure 1: Community Peak Population

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2018 Current Population	6,507
Difference in Population (Number)	-364
Difference in Population (Percent)	-5%

Source: City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current land use for the site is Residential – Contextual One / Two Dwelling (R-C2) District and is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the city. This district allows for a maximum of two dwelling units and a maximum building height of 10.0 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended to accommodate multi-residential development in the form of townhouses and low-rise apartment buildings in developed areas of the city where some or all of the dwelling units have direct at-grade access. This district allows for a maximum height of 12.0 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

The M-CG District allows for a maximum of 111 units per hectare. On the subject site, this amounts to 4.995 dwelling units which, per the bylaw, rounds down to four allowable dwelling units. It is, however, possible that a relaxation could be granted at the discretion of the Development Authority to allow for a maximum of five dwelling units. The one additional unit

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would only be considered upon review of the development permit application, and would be dependent on the building design, site layout, and supporting rationale.

Development and Site Design

The rules of the M-CG District provide guidance for the future site development including appropriate uses, number of dwelling units, building height and massing, landscaping and parking. Given the context of the subject site, other considerations that would be taken into account through the development permit process include, but are not limited to:

- emphasizing individual at-grade entrances;
- providing an appropriate street interface along all three frontages of the parcel;
- addressing potential design impacts of the interchange at Crowchild Trail NW and Kensington Road NW on the north side of the site;
- addressing the state of the retaining wall on the north side of the site along Kensington Road NW;
- defining front and rear amenity spaces; and
- privacy, overlooking and any other impacts on adjacent residential uses.

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

The recently completed Crowchild Trail Study envisions an interchange at Kensington Road NW and Crowchild Trail NW. While the impact of the design is yet to be defined, it may affect the northerly edge of the subject site. Any redevelopment proposals will be required to take this into account at the development permit stage.

The subject site is located less than 100 metres walking distance from a Primary Transit stop (Route 1) on Kensington Road NW. This segment of Kensington Road NW is part of the Primary Transit Network, and Route 1 is considered frequent bus service.

At the development permit stage, vehicular access and parking will be required to be designed to the satisfaction of Administration. No vehicular access to Kensington Road NW will be permitted.

Utilities and Servicing

Water, sanitary, and storm utilities are available to service the proposed land use. The subject site is not located in an area of known infrastructure concern or servicing review.

Stakeholder Engagement, Research and Communication

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In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice was posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public open houses were held for this application.

Administration received comments from the West Hillhurst Community Association in support of the proposal (Attachment 2).

Administration received three letters in opposition to the application. The chief concerns expressed within these letters included:

- the lack of corresponding development permit plans;
- potential parking and traffic issues;
- potential massing impacts;
- the impact of the interchange at Kensington Road NW and Crowchild Trail NW envisioned within the Crowchild Trail Study;
- the future prospect of existing trees on the subject parcel; and
- additional garbage bins on the street.

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

Strategic Alignment *South Saskatchewan Regional Plan (2014)*

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is situated within the Neighbourhood Main Street typology along Kensington Road NW as designated on Map 1 – Urban Structure of the *Municipal Development Plan* (MDP).

Neighbourhood Main Streets provide the opportunity for moderate levels of intensification of both jobs and population over time and should provide for a broad mix of residential uses. Appropriate transitions to adjacent residential neighbourhoods from these areas is essential and

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should be sensitive to the scale, form and character of the surrounding community. While this is a Main Street area, The City has no plan to develop additional Main Street policy or perform a City initiated land use redesignation on the subject site within the near future.

The proposed M-CG District aligns with the policies of the MDP by allowing for modest residential intensification while remaining contextually sensitive to the scale and character of the adjacent low density neighbourhood.

There is no local area policy plan in effect for this area.

Social, Environmental, Economic (External)

The proposed land use allows for a 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 in West Hillhurst.

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.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use of Multi-Residential – Contextual Grade-Oriented (M-CG) District is in keeping with the applicable policies of the *Municipal Development Plan*. The district is contextually sensitive and will accommodate a greater variety of housing on the subject site that is compatible with the existing character of the surrounding low density residential development.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 113D2019**
4. **Public Submissions**

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