

Land Use Amendment in Highwood (Ward 4) at 720 – 40 Avenue NW, LOC2020-0176

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 720 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses in addition to the building types already listed in the R-C2 District (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The application represents an appropriate density increase of the site, would allow for development that is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application represents a modest increase in density that may provide more housing options for Calgarians. The subject site is also in close proximity to established transit routes.
- Why does it matter? The Residential – Grade-Oriented Infill (R-CG) District land use would allow for additional choice in housing types in close proximity to services and amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the northwest community of Highwood, was submitted by Tricor Design Group on behalf of the landowners, Fiona Grace Lydiatt and Brad Van De Walle, on 2020 November 12. The 0.07 hectare (0.18 acre) corner site is located at the northeast corner of 40 Avenue NW and Hudson Road NW. The parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

No development permit application has been submitted at this time; however as per the Applicant Submission (Attachment 2), the landowner intends to develop up to five rowhouse units on the site.

A detailed planning evaluation of this policy and land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant conducted a postcard drop and door knocking campaign to houses within an approximately 100 metre radius of the subject site, and initiated communication with Highwood Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received three letters of opposition from the public focused on the following areas of concern:

- increased traffic and parking issues;
- potential loss of mature trees;
- setting precedent for similar development in the neighbourhood;
- shading and overlooking of adjacent properties;
- inappropriate increase of density; and
- rowhouses do not fit the character of the community.

Administration received an email in support from the Highwood Community Association dated 2020 December 11 (Attachment 4), indicating that the parcel is a good candidate for rowhouse development due to the parcel's location, size, and configuration.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

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

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Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop up to five rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform