

Background and Planning Evaluation

Background and Site Context

The 0.07-hectare corner site, consisting of a single parcel in the community of Highwood, is located at the northeast corner 40 Avenue NW and Hudson Road NW. The parcel, approximately 23 metres by 30 metres, is currently developed with a single detached dwelling and a detached garage accessible from the rear lane. Surrounding land uses to the north, east, and west are predominantly R-C2 with a mix of bungalows and two-storey homes. To the south of the parcel is the Queen's Park Cemetery.

Community Peak Population Table

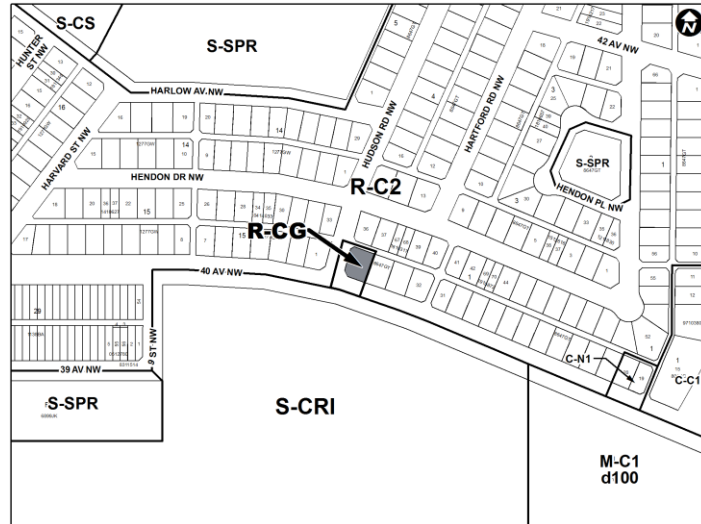
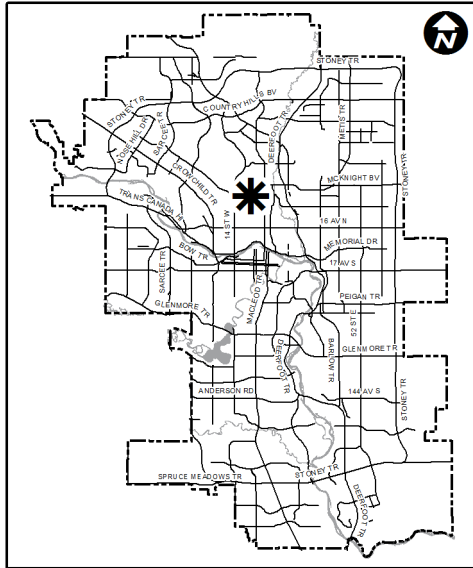
As identified below, the community of Highwood reached its peak population in 1969.

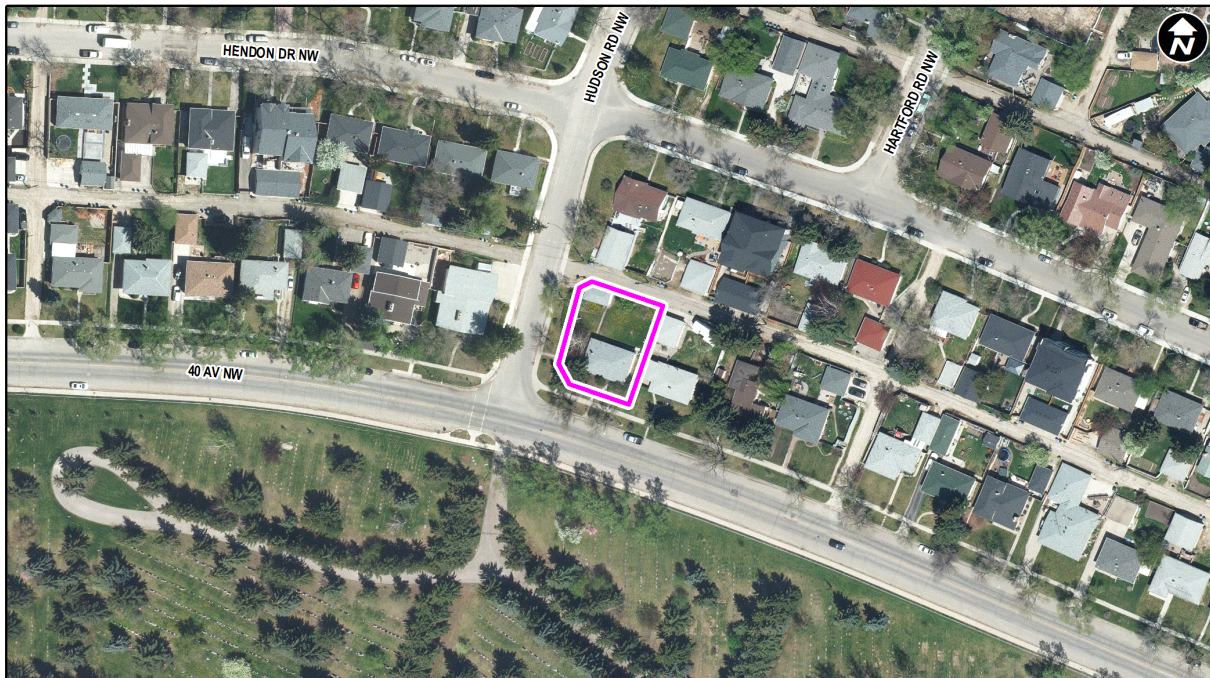
Highwood	
Peak Population Year	1969
Peak Population	3,435
2019 Current Population	2,258
Difference in Population (Number)	-1,177
Difference in Population (Percent)	-34.3%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Highwood Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of five dwelling units on the site in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-CG District.

Development and Site Design

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

- number of dwelling units and secondary suites;
- ensuring an engaging built interface along both the 40 Avenue NW and Hudson Road NW frontages;
- improving pedestrian connections along 40 Avenue NW by ensuring vehicle access to the site is off the lane;
- opportunities to preserve mature vegetation; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access is available from 40 Avenue NW and Hudson Road NW as well as the rear lane. Street parking is also available on both 40 Avenue NW and Hudson Road NW.

The site is serviced by Calgary Transit (Route 38) with bus stops located along 40 Avenue NW. The nearest westbound bus stop is 50 metres from the subject site while the nearest eastbound stop is 130 metres away. The nearest primary transit stop (BRT Routes 300 and 301) is on Centre Street NW at 40 Avenue NW, approximately one kilometre away. A future Green Line station is also planned for this location.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

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](#) 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

This proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

There is no local area plan for the subject area.

Climate Resilience Strategy (2018)

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