

**Land Use Amendment in Highwood (Ward 4) at 114 Hounslow Drive NW,
LOC2022-0096**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 114 Hounslow Drive NW (Plan 8324GV, Block 21, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics while also helping increase the population closer to the community's historic population levels, supporting local commercial and educational services.
- 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 landowner, Robert Karunaratne, on 2022 June 07. No development permit has been submitted at this time. A high-level concept drawing was submitted that shows the feasibility of three units and three parking stalls within a garage. The applicant also stated their intention to keep the maximum height at 10 metres (Attachment 2), though the proposed R-CG District allows for a maximum height of 11 metres.

This approximately 0.05-hectare mid-block parcel is located on the east side of Hounslow Drive NW between Huron Avenue NW and Holmwood Avenue NW. The site currently contains a single detached dwelling.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 respective community association was appropriate. In response, the applicant emailed the Highwood Community Association and sent letters to houses in close proximity to the site. The applicant did not receive any comments in response to the outreach. 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 and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received a petition of opposition with 66 signatures as well as 53 individual responses in opposition, one response in support and one neutral response from the public. The responses of concern noted the following areas of concern:

- parking availability and traffic safety;
- loss of community character;
- amount of lot coverage;
- loss of vegetation;
- building height and shadowing; and
- too much of an increase in density.

The Highwood Community Association provided a letter in opposition on 2022 July 11 (Attachment 4) identifying the following concerns:

- amount of density;
- mid-block location is not appropriate for this level of density;
- increased traffic and parking issues;
- lack of transit and infrastructure in neighbourhood to support alternative transportation modes;
- shadowing impacts to neighbouring lots; and
- increase amount of lot coverage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design, on-site parking and number of units will be further reviewed as part of a future development permit stage.

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

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies would be explored and implemented at future development approval stages.

Economic

The ability to develop up to three rowhouse units with the possibility of secondary 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 proposal.

ATTACHMENTS

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