

Background and Planning Evaluation

Background and Site Context

The subject site is in the northwest community of Highwood, along the north side of 40 Avenue NW, west of 4 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 18 metres wide by 31 metres deep. The mid-block parcel was originally developed with a single detached dwelling, which was converted to an office in 2000 through two development permits, one for the basement (DP2000-1499) and one for the upper floor (DP2000-2385). Parking is available on the parcel in a detached garage off the rear lane.

Surrounding development to the north and west is characterized primarily by a mix of single and semi-detached homes designated as the Residential – Contextual One / Two Dwelling (R-C2) District. The parcel immediately adjacent to the east was also originally built as a single detached home and converted to office space, similar to the subject parcel. Lane access is available adjacent to the neighbouring site to the east, accessed off 40 Avenue NW. A mix of commercial, school, institutional and multi-residential uses surround the intersection at 40 Avenue NW and 4 Street NW. The Queen’s Park Cemetery is located south across 40 Avenue NW and connects to Confederation Park.

Community Peak Population Table

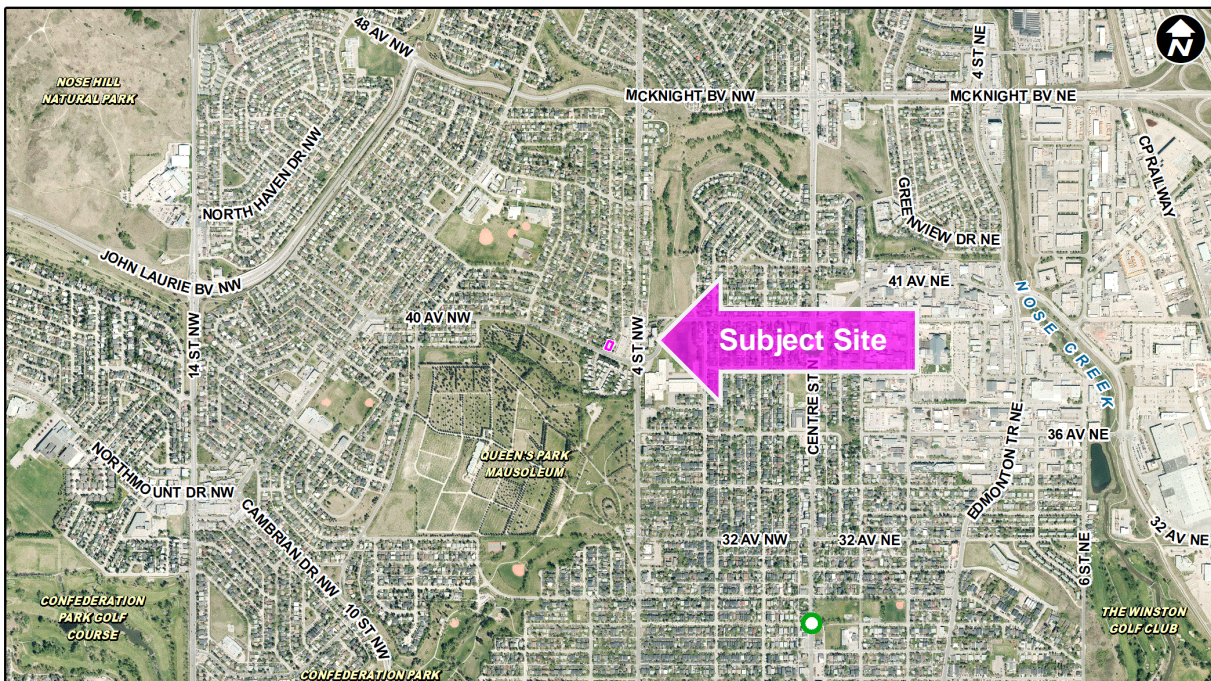
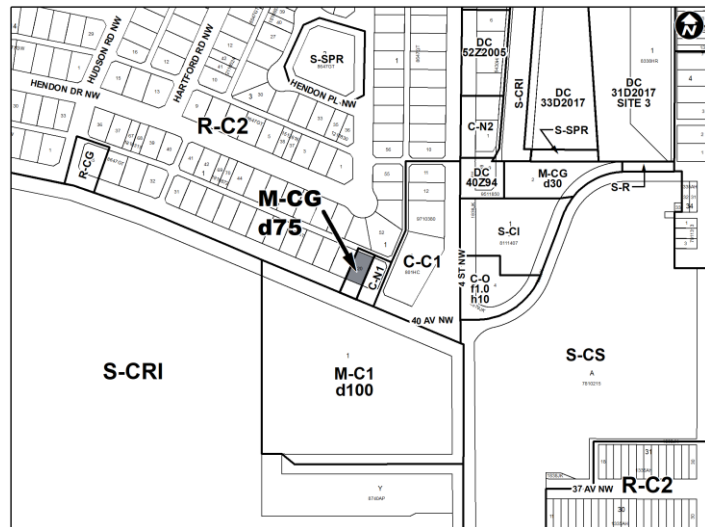
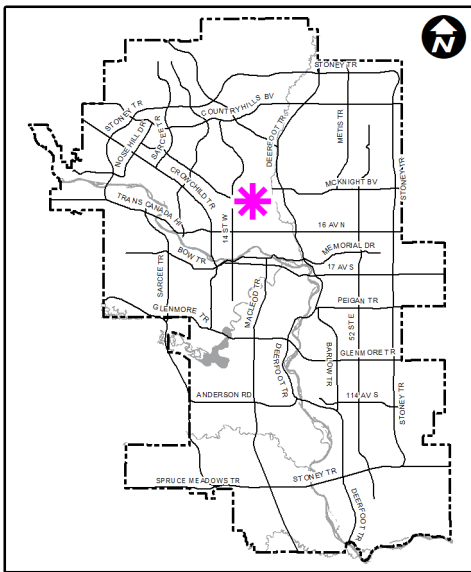
As identified below, the community of Highwood reached its peak population in 1969.

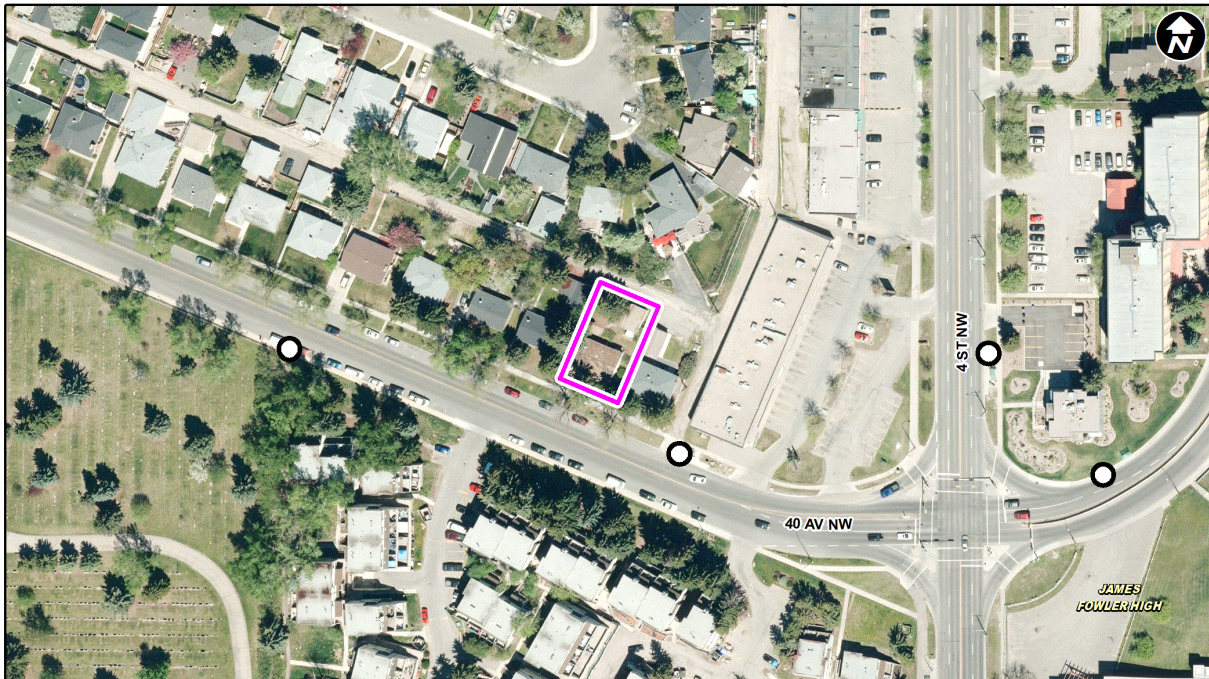
Highwood	
Peak Population Year	1969
Peak Population	3,435
2019 Current Population	2,258
Difference in Population (Number)	- 1177
Difference in Population (Percent)	-34.26%

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 Commercial – Neighbourhood 1 (C-N1) District is a commercial designation for small commercial businesses in one to two-storey buildings with parking typically located off a rear lane. The C-N1 District allows for a maximum building height of 10 metres and a maximum floor area ratio of 1.0. This district allows for residential units on the second floor only, with a requirement for commercial uses to be located on the ground floor with the public entrance facing a street.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is a multi-residential designation that is intended for townhouses and fourplexes where some or all the units have direct access to grade. The M-CG District is intended to be near or adjacent to low-density residential development. It has a maximum height of 12 metres. District rules require upper floors of the building to step back from the side property line to be further from adjacent low-density developments, decreasing the overall massing. The proposal for the subject parcel includes a density modifier of 75 units per hectare, which would allow for a maximum of four units on the subject parcel.

Office uses are currently approved in the existing building. Offices are not a listed use within the proposed M-CG District and therefore these businesses will become a non-conforming use. Although the use will become non-conforming, the existing buildings meet the setback and height rules of the M-CG District. The applicant has indicated they are looking to discontinue the

business use and develop a four-unit building on the site, which is consistent with the proposed M-CG District.

Development and Site Design

The rules of the proposed M-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring any retaining walls or alterations to the grade will not structurally impact neighbouring properties due to the grade difference from the street to the property;
- providing an engaging building design and interface along 40 Avenue NW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 40 Avenue NW, which also contains an on-street bikeway. Fourth Street NW is identified as being part of the regional pathway system and street parking is available along 40 Avenue NW. Future direct vehicular access to the parcel is expected to be from the lane, which can be accessed from 40 Avenue NW.

The site is well served by Calgary Transit. A transit stop is located on 40 Avenue NW adjacent to the neighbouring parcel to the east (100 metres, a two-minute walk). This stop is for Route 38 (Brentwood Station/Temple), which travels east/west along 40 Avenue NW. A stop for Route 2 (Mount Pleasant/Killarney 17 Av SW) is located on 4 Street NW (500 metres, a seven-minute walk) and travels to and from downtown.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. A storm sewer main is unavailable. A drywell or main extension will be required to be designed at the development permit stage. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 modest redevelopment of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres.

The proposal is in keeping with relevant MDP policies. The intersection of 40 Avenue NW and 4 Street NW meets the characteristics of a Neighbourhood Activity Centre (NAC) as it is an area for local jobs, retail, services and civic activities within the neighbourhood. The MDP notes NACs should be a focus of redevelopment and intensification. The M-CGd75 District is a residential district that provides for a modest increase in density in a form that is sensitive to existing residential neighbouring development in terms of height, scale and massing.

There is no local area plan for the area.

Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to exploring opportunities to include electric vehicle charging stations and solar panels as part of a future development permit application. This supports Program Pathway D: Renewable Energy and Program Pathway F: Zero Emissions Vehicles of the *Climate Strategy*.