

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the northwest community of Highwood on the east side of Hounslow Drive NW between Huron Avenue NW and Holmwood Avenue NW. The site is approximately 0.05 hectares (0.13 acres) in size, with dimensions of approximately 18 metres wide and 30 metres deep. The site is currently developed with a single detached dwelling and has rear lane access. Surrounding development consists of a mix of single detached and semi-detached dwellings.

There are four schools in close proximity to the site. Colonel Irvine School (grades five to nine) is 450 metres (a four-minute walk) to the southeast, Foundations for the Future Charter Academy, Northwest Elementary Campus is 650 metres (an eight-minute walk) to the east, Highwood School (kindergarten to grade four) is 700 metres (an eight-minute walk) to the east and North Haven School (kindergarten to grade six) is 800 metres (an 11-minute walk) to the north.

Highwood Park and the Highwood Community Hall are located 750 metres (a nine-minute walk) to the southeast, and the Highwood Outdoor Pool is located 600 metres (a seven-minute walk) to the east. A small commercial development is located 550 metres (a six-minute walk) to the east.

Community Peak Population Table

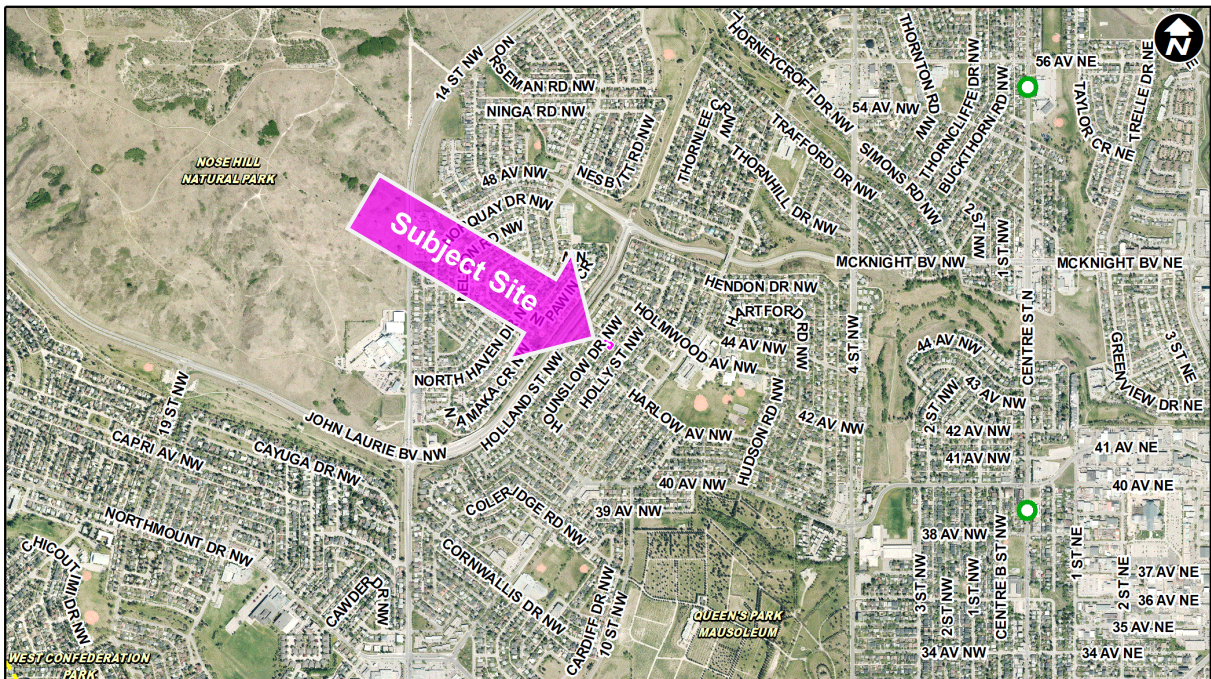
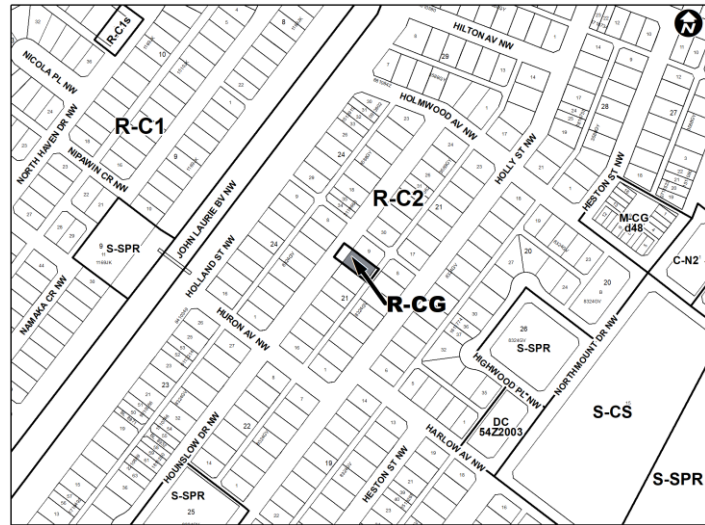
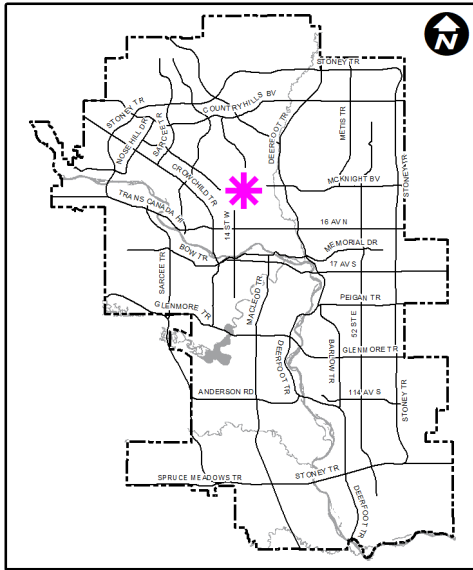
As identified below, the community of Highwood reached its peak population in 1969.

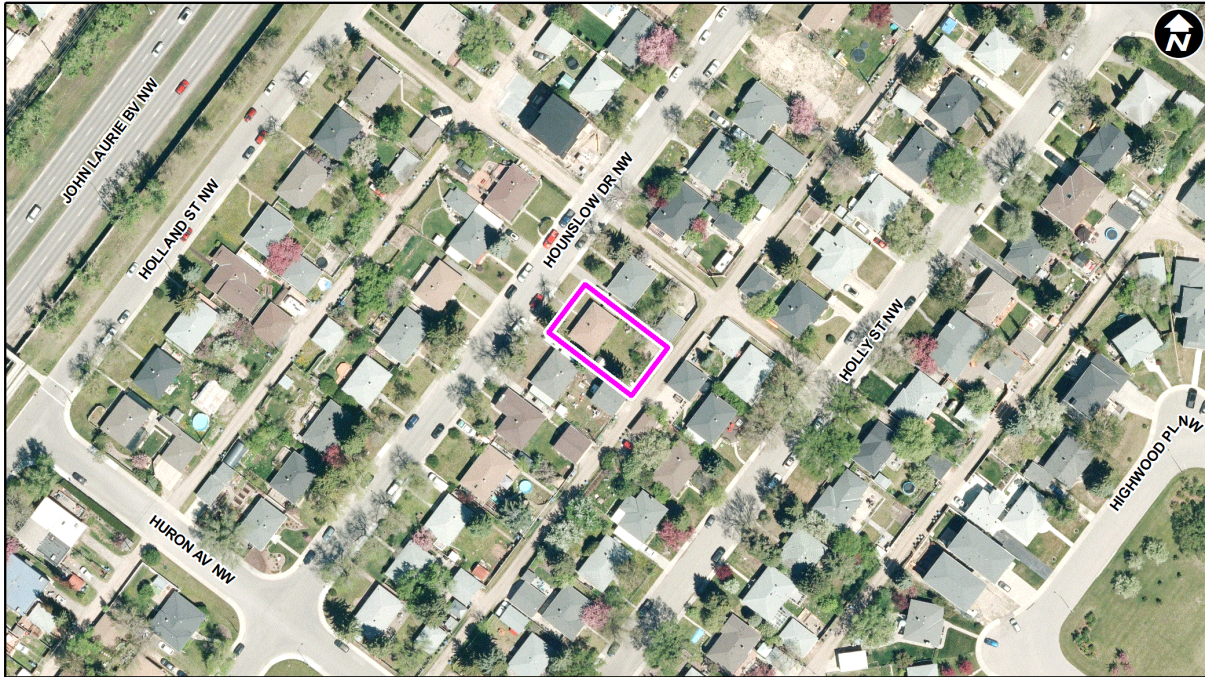
Highwood	
Peak Population Year	1969
Peak Population	3,435
2019 Current Population	2,258
Difference in Population (Number)	-1,177
Difference in Population (Percent)	34.3%

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings and secondary suites in the Developed Area. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the District.

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, minimum unit width of 4.2 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel width, this would allow a maximum of three dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

Development and Site Design

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

to:

- The site plan and layout of dwelling units;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking, and appropriate location of landscaping and amenity space.

Transportation

Transit Route 20 (Heritage Station/Northmount Drive N) runs along Northmount Drive NW with stops for both travel directions located 400 metres (a six-minute walk) to the southeast of the subject parcel. Route 38 (Brentwood Station/Temple) is located 750 metres (an 11-minute walk) to the southeast on 40 Avenue NW. Routes 5 (North Haven), 4 (Huntington) and 414 (14 Street N) are located 550 metres (a seven-minute walk) to the northwest on North Haven Drive NW.

Street parking adjacent to site is unrestricted along Hounslow Drive NW. 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 sewer mains are available to service the subject site. 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.

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 Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and moderate intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale to existing development.

The proposal is in keeping with relevant MDP policies, as the rules of the R-CG District provide for a development that is low-density in nature and sensitive to existing residential development in terms of height and built form.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.