

Land Use Amendment in Highwood (Ward 4) at 516 – 40 Avenue NW, LOC2022-0154

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 516 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 20) from Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:

That Council give three readings to **Proposed Bylaw 179D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 516 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 20) from Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a four-unit residential building.
- The proposal is compatible with the surrounding land uses and developments and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed M-CG District would better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use application, in the northwest community of Highwood, was submitted by Horizon Land Surveys on behalf of the landowner, Pavjot Bhatti, on 2022 August 11. The subject site is approximately 0.06 hectares (0.14 acres) in size and is located north of 40 Avenue NW and west of 4 Street NW. The site was originally developed with a single detached home and garage accessed off the lane. In 2000, the home was converted into office space through two development permits (DP2000-1499 and DP2000-2385). The applicant has identified the intent to redevelop the site and build a four-unit, multi-residential building (Attachment 2).

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 delivered postcards and visited homes within a 90-metre radius of the site. They also contacted the Highwood Community Association (CA) and Ward Councillor's Office for comments. 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.

The Highwood CA did not provide any comments or respond to follow-up communications.

Administration received one submission in general support of the application, which also noted concerns related to retention of trees, shadowing, privacy, parking and condition of the lane.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including privacy, shadowing, tree retention and parking, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit, which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program Pathways D and F).

Economic

The proposal would make more efficient use of existing infrastructure and services.

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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. **Proposed Bylaw 179D2022**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform