

Land Use Amendment in Highwood (Ward 4) at 503 – 44 Avenue NW, LOC2023-0080

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the resignation of 0.08 hectares ± (0.20 acres ±) located at 503 – 44 Avenue NW (Plan 100GY, Block 7, 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 and townhouses, in addition to the building types already listed in the 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 policies 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 more housing options that may 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 regarding this proposal.

DISCUSSION

This application, located in the northwest community of Highwood, was submitted by Horizon Land Surveys on behalf of the landowner, Westeros Investment & Family Holding LTD., on 2023, March 31. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant is exploring future development opportunities.

The 0.08 hectare (0.20 acre) corner lot site is located on 44 Avenue NW and along 4 Street NW. The site currently contains a single detached dwelling and an accessory residential building.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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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 groups and the respective community association was appropriate. In response the applicant delivered postcards to residents within a 90-metre radius of the site, plus door knocked and spoke to residents at home. The applicant contacted the Highwood Community Association and the Ward Councillor's office for comments, and no comments were received. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four response letters from the public, one letter in neither opposition nor support and three letters in opposition. The letters of opposition included areas of concern on density, parking and slope stability based on the significant slope on site.

No comments from the Highwood Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking and number of units will be further reviewed as part of a future development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed 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 proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform