

Background and Planning Evaluation

Background and Site Context

The subject parcel is located directly in front of a transit stop, in the northwest community of Highwood on the west side of 4 Street NW and south of 44 Avenue NW. The site is approximately 0.08 hectares (0.19 acres) in size, with dimensions of approximately 21 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and a double detached garage. This lot is a corner parcel with lane access.

Surrounding development on the north, west and south consists of a mix of single and semi-detached dwellings. Development to the south and directly to the east consists of multi-residential dwellings. Northeast of the multi-residential building is a city park space, located approximately 90 metres (a one-minute walk) from the site. A mix of commercial and office developments are located south on 4 Street NW, approximately 380 metres (a 4-minute walk) from the site. These businesses are developed with a variety of businesses including restaurants, dental offices, veterinary clinic, pharmacy, and convenience store.

This site is situated in a community that has services and amenities to meet day-to-day needs of residents with transportation routes, parks, commercial and institutional uses nearby.

Several schools are in close proximity to the site including:

- Highwood School (Kindergarten to grade four, which is located 270 metres (a three-minute walk) west of the site);
- Foundations for the Future Charter Academy Northwest (Elementary Campus, which is located 400 metres (a four-minute walk) west of the site);
- Colonel Irvine School (grades five to nine, which is located 400 metres (a four-minute walk) west of the site); and
- James Fowler High School (grades ten to twelve, which is located 440 metres (a four-and-a-half-minute walk) to the south.

Recreational facilities and park spaces near the site include:

- The adjacent school sites;
- Highwood Community Hall and Park which is located 300 metres (a three-minute walk) west of the site; and
- Highwood Outdoor Pool is located 400 metres (a four-minute walk) to the west of the site.

A mix of commercial developments are located 400 metres (a four-minute walk) to the south.

Community Peak Population Table

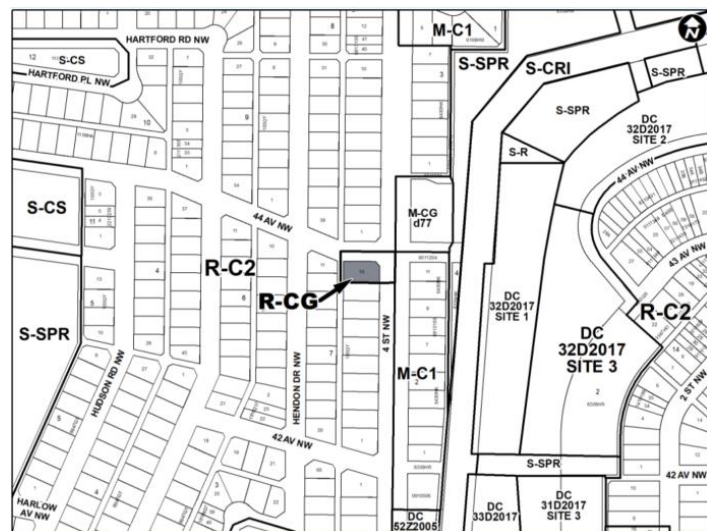
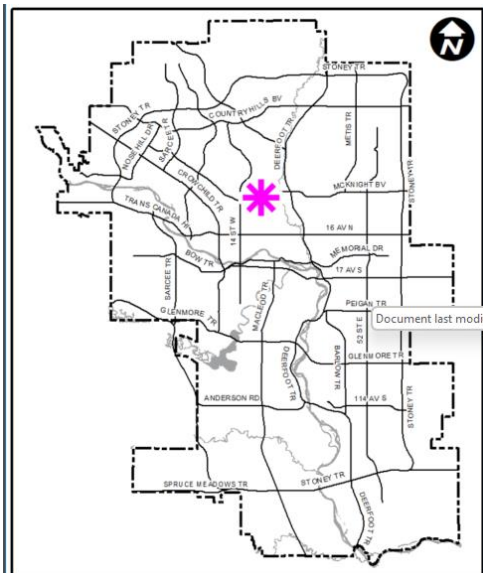
As identified below, the community of Highwood reached its peak population in 1969.

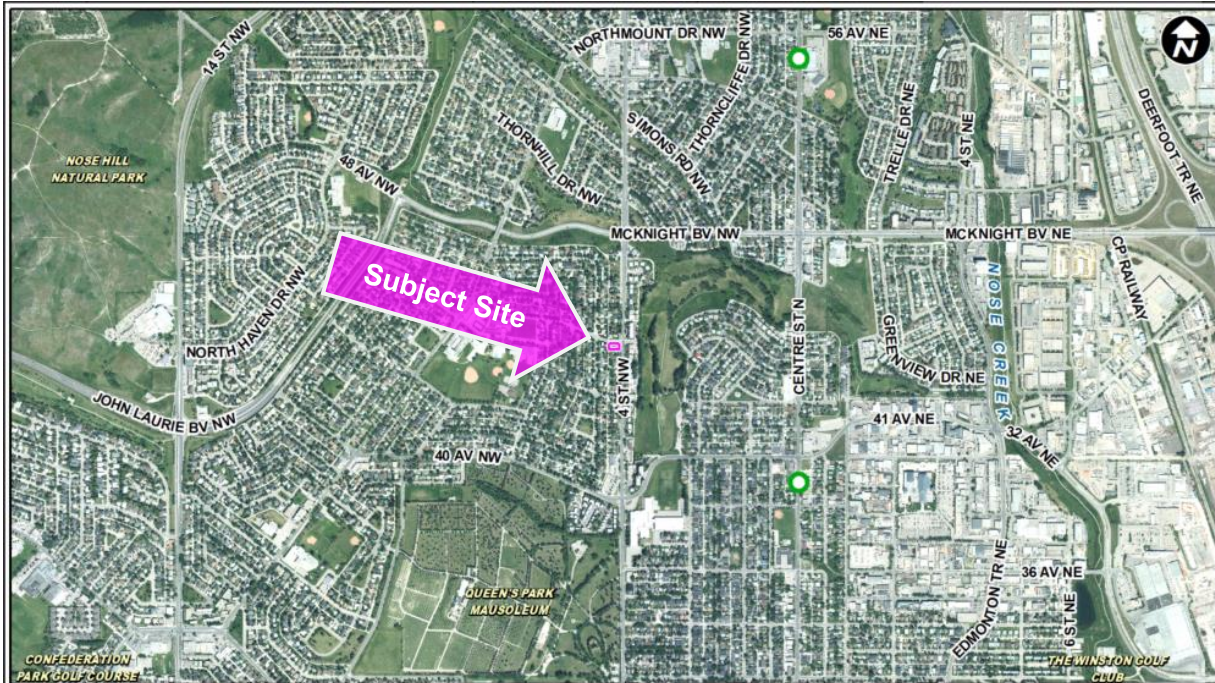
Highwood	
Peak Population Year	1969
Peak Population	3,435
2019 Current Population	2,258
Difference in Population (Number)	-1,177
Difference in Population (Percent)	34.3%

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 R-C2 District is primarily for a single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the site area, this would allow a maximum of five dwelling units on the subject parcel.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. A key factor for this site is the significant grade changes from the lane to 4 Street NW. Options for site redevelopment may include using a slope adaptive approach to development or undertaking re-grading of the property, both of which will be evaluated at the development permit stage. 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:

- ensuring an engaging built interface along both 4 Street NW and 44 Avenue NW;
- the site plan and layout of dwelling units;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate amenity spaces and landscaping.

Transportation

Pedestrian access to the site is available from existing sidewalks along 4 Street NW and 44 Avenue NW. The parcel is outside Calgary Residential Parking Zone and on-street parking is presently unrestricted along 44 Avenue NW and 4 Street NW. With any future redevelopment of the site, vehicular access will not be permitted from 4 Street NW and only permitted from the adjacent lane which is accessed from the north at 44 Avenue NW and from the south at 42 Avenue NW.

The subject site is well-served by Calgary Transit. The northbound transit stop – Route #2 (Killarney/17 Avenue SW) is located approximately 80 metres away (a 2-minute walk) on 4 Street NW. The subject site is immediately located behind the southbound transit stop - Route #2 on 4 Street NW. The subject site is located with 4 Street NW as an existing pathway – priority and 44 Avenue NW as recommended on-street bikeway from the Always Available for All Ages and Abilities (5A) Network.

A Transportation Impact Assessment or parking study were 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). Sections 2.2.5 and 2.3.2 of the MDP identify opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. These 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.

Calgary 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.