

Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0177

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares ± (0.55 acres ±) located at 119, 123, 127 and 131 – 41 Avenue NW (Plan 6482GN, Block 2, Lots 18 to 21) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate multi-residential development up to six storeys in height.
- The proposal would allow for an appropriate level of density in close proximity to an Urban Main Street and the Primary Transit Network and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure, amenities and transit.
- Why does this matter? The proposal 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 related to this proposal.

DISCUSSION

This land use amendment, in the northwest community of Highland Park, was submitted by Goldmark Homes on behalf of the landowners, Raymond Smith and Rosina Smith on 2024 July 08. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the proposal is intended to accommodate a six-storey multi-residential development with up to 60 dwelling units.

The approximately 0.22 hectare (0.55 acre) site is comprised of four parcels located on the south side of 41 Avenue NW. It is situated approximately 60 metres (a one-minute walk) west of Centre Street N, an Urban Main Street and part of the Primary Transit Network.

A detailed planning evaluation, 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 the public/interested parties and the Community Association was appropriate. In response, the applicant met with the Highland Park Community Association (CA), contacted the Ward 4 Councillor, visited adjacent neighbours to discuss the proposal and distributed postcards to homes along 41 Avenue NW. 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 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- building height and massing;
- shadowing impacts on neighbouring properties; and
- incompatibility with the existing neighbourhood character.

The letter of support noted that increased density in the area may support expanded commercial amenities within walking distance of residents.

The CA provided letters on 2024 August 13 and 2025 February 03 (Attachment 4), neither supporting nor opposing the application. In their comments, the CA acknowledges that the proposal aligns with the LAP and that the M-H1 District allows for building scale transitions. However, they express concerns about the substantial impact the development could have on the street, questioning the feasibility of a sensitive design in this context. In addition, they note concerns over potential impacts on the community's service infrastructure.

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 M-H1f3.0h23d270 District would contribute to the supply of diverse housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

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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 will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would provide for increased housing choice and diversity in the community and allow for a more efficient use of land, services and existing infrastructure.

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. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform