

Planning & Development Report to  
Calgary Planning Commission  
2020 January 23

ISC: UNRESTRICTED  
CPC2020-0068

## Land Use Amendment in Highland Park (Ward 4) at 4205 and 4207 – 2 Street NW, LOC2019-0130

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Contemporary Projects on behalf of the landowner, Edward Ng, on 2019 August 16. This application proposes to change the designation of two parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 9 dwelling units (an increase from the current maximum of 4 dwelling units); and
- the uses listed in the R-CG District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

Two development permits for two semi-detached dwellings (one for each parcel) have been submitted and are under review.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.13 hectares  $\pm$  (0.32 acres  $\pm$ ) located at 4205 and 4207 – 2 Street NW (Plan 9811669, Block 4, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use redesignation application was submitted by Contemporary Projects on behalf of the landowner, Edward Ng, on 2019 August 16. Two development permits, DP2019-2463 and DP2019-2464, were submitted on 2019 May 16 for the development of a semi-detached dwelling on each parcel. As indicated in the Applicant Submission (Attachment 1), the applicant is redesignating the two parcels of land to R-CG so that the proposed semi-detached dwellings can be subdivided, as they do not meet the lot width requirements of the R-C2 District. See Attachment 2 for a summary of the development permits.

Approval(s): **T. Goldstein** concurs with this report. Author: **K. Cohen**

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Location Maps





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**Site Context**

The subject site is located in the northwest community of Highland Park on 2 Street NW, north of 40 Avenue NW. The site is approximately 0.13 hectares (0.32 acres) in size with approximate dimensions of 25 metres by 52 metres. A rear lane exists along the west end of the site. The site is currently developed with a semi-detached dwelling and accessory residential buildings, including a detached garage accessed from the rear lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with Highland Valley Park located to the west across the rear lane. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District. The site is in close proximity to Centre Street N, a Main Street corridor.

As identified in *Figure 1*, the community of Highland Park reached peak population in 1969.

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*Figure 1: Community Peak Population*

<b>Highland Park</b>	
Peak Population Year	1969
Peak Population	4,875
2018 Current Population	4,191
Difference in Population (Number)	-684
Difference in Population (Percent)	-14%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Highland Park](#) community profile.

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Planning Considerations**

The following sections highlight the scope of technical planning and analysis conducted by Administration.

#### ***Land Use***

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single and semi-detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units with two secondary suites.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to 9 dwelling units on the subject site, though the rules of the R-CG district including façade width requirements would realistically limit any rowhouse development to 5 units on the subject site. Also, the R-CG District allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

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***Development and Site Design***

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Two semi-detached dwellings are proposed in DP2019-2463 and DP2019-2464. Both development permits were designed to meet the requirements of R-C2 and are therefore contextually appropriate.

***Environmental***

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

***Transportation***

Pedestrian access to the site is available from an existing sidewalk along 2 Street NW. Vehicular access is currently provided from both the rear lane and an existing driveway on 2 Street NW, however, upon redevelopment all vehicular access will be directed to the rear lane. On-street parking is available on 2 Street NW.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 400 metres (five-minute walking distance) west of the site and 450 metres (six-minute walking distance) west of the site along 40 Avenue NW. Further, the site is within 600 metres of the future 40 Avenue N Station of the Green Line LRT. A Transportation Impact Assessment was not required as part of this application.

***Utilities and Servicing***

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Highland Park Community Association responded (Attachment 3) noting their concerns about the potential for a rowhouse with suites in R-CG, and that they would prefer an R-CGex designation. However, Administration had reviewed the R-CGex District and recommended against using this as it would also prevent the future development of secondary suites in the proposed semi-detached dwellings.

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Administration did not receive any citizen responses. The applicant engaged with the Highland Park Community Association. Further applicant or administration-led engagement was not requested.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **Strategic Alignment**

#### ***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](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Residential - Developed - Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

The subject parcel is located approximately 400 metres from Centre Street North, which is identified as an Urban Main Street in the MDP. Urban Main Streets provide for a high level of residential and employment intensification along an Urban Boulevard street type. The MDP also identifies both Centre Street North as part of the Primary Transit Network.

There is no local policy plan for the subject area.

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**Social, Environmental, Economic (External)**

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop two semi-detached dwellings with secondary suites, or up to five rowhouse units, will make more efficient use of existing infrastructure and services.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land, is still considered low-density and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant Submission
2. Development Permit (DP2019-2463/ DP2019-2464) Summary
3. Community Association Letter