

Planning & Development Report to
Calgary Planning Commission
2020 October 01

ISC: UNRESTRICTED
CPC2020-1091

Land Use Amendment in Highland Park (Ward 4) at 428 – 34 Avenue NW, LOC2020-0111

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on behalf of the landowners, Lorna Kirschner and Perry Kirschner, on 2020 August 05. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, duplex homes, and suites);
- a maximum building height of 11.0 metres, about 2 to 3 storeys (an increase from the current maximum of 10.0 metres);
- a maximum of 6 dwelling units (an increase from the current maximum of 3 dwelling units); and
- the uses listed in the R-CG District.

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP). A development permit application for a two-storey four-unit rowhouse has been submitted and is under review by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 428 – 34 Avenue NW (Plan 3674S, Block 9, Lots 15 to 17) 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

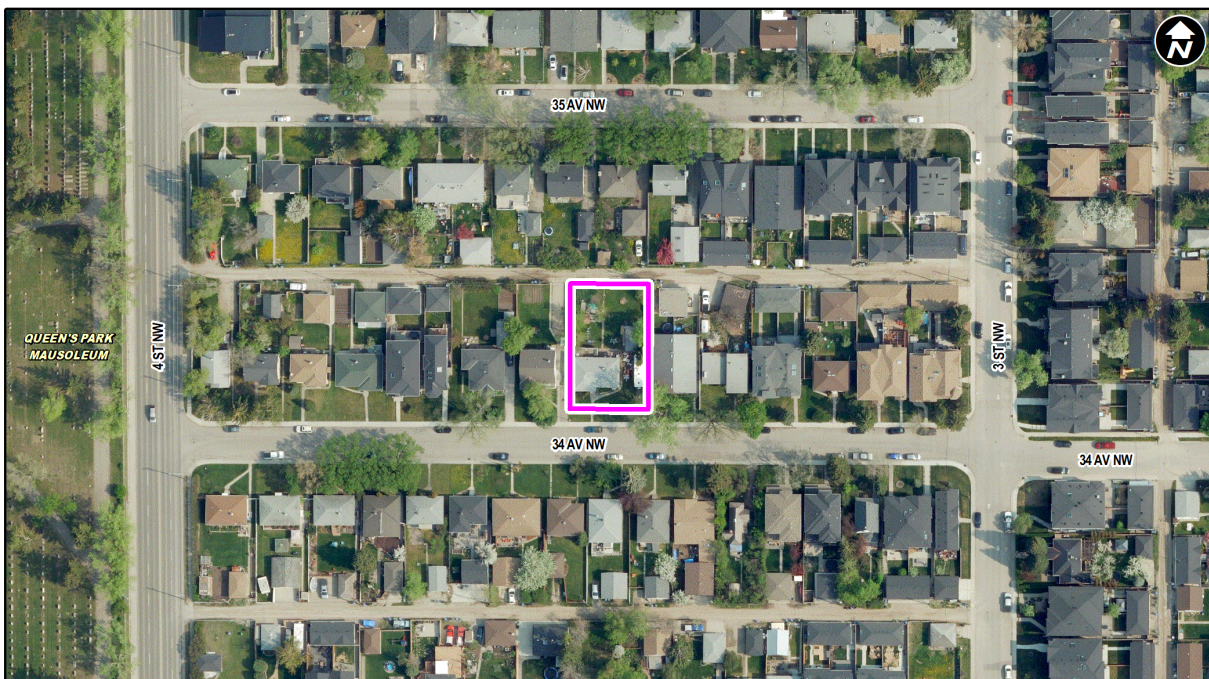
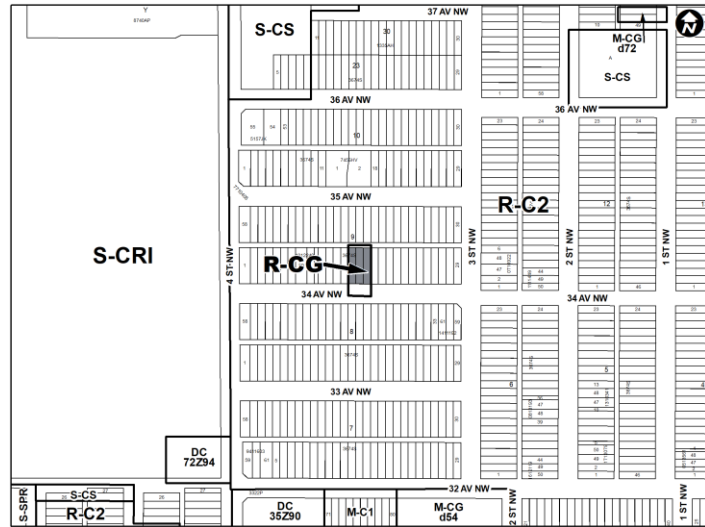
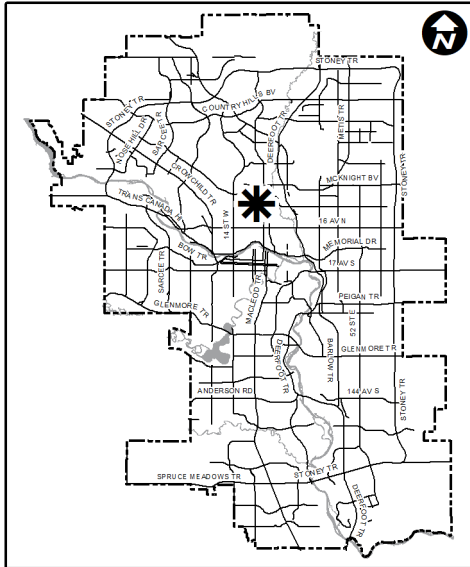
This application was submitted by CivicWorks Planning + Design on 2020 August 05 on behalf of the landowners, Lorna Kirschner and Perry Kirschner, to enable construction of a four-unit rowhouse, as noted in the Applicant's Submission (Attachment 1). A development permit (DP2020-5448) for a two-storey four-unit rowhouse was submitted on 2020 August 31 and is under review. See the Development Permit Summary (Attachment 2) for additional information.

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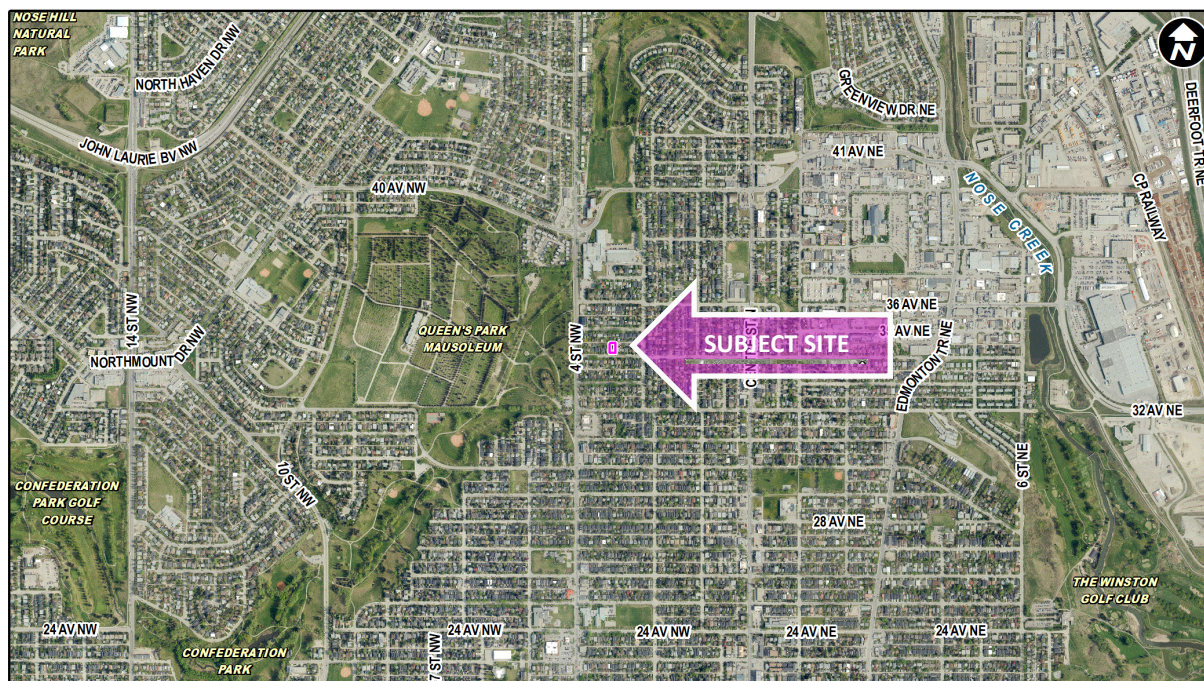
Location Maps



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Site Context

The subject site is located in the community of Highland Park, north of 34 Avenue NW, and east of 4 Street NW. The site is approximately 0.08 hectares (0.21 acres) in size, measuring 23 metres wide by 37 metres deep. This mid-block parcel is currently developed with a one-storey single detached dwelling, and detached garage. A rear lane exists along the northern boundary of the site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as R-C2 District. Queen's Park Cemetery is approximately 125 metres to the east, Confederation Park 450 metres to the southeast, and James Fowler Senior High School and a cluster of local commercial 250 metres to the north.

As shown in *Figure 1*, the community of Highland Park has seen a population decline from a peak in 1969.

Figure 1: Community Peak Population

Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

Source: The City of Calgary 2019 Civic Census

Approval(s): T. Goldstein concurs with this report. Author: M. Krizan

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of three dwelling units, and potentially up to three secondary suites on this site, if subdivided.

The proposed R-CG District is a low density residential district that 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 six dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Development and Site Design

If the land use change is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including building massing, height, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 34 Avenue NW; and
- improving pedestrian connections along 34 Avenue NW by ensuring vehicle access to the site is off the lane.

Transportation

The area is well served by Calgary Transit bus service, including stops located nearby on 4 Street NW, and within 500 metres on 40 Avenue NW and Centre Street N. On-street parking adjacent to the site is not restricted. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

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Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate potential redevelopment of the 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 the development permit.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

No public meetings were held by the applicant or Administration in association with this application. The applicant installed custom on-site signage and delivered approximately 100 postcards to area residents notifying them of the application, and providing a dedicated email address and phone number to submit inquiries.

Administration received a letter of no objection from the Highland Park Community Association, noting increased density can help support a greater variety of local business and services. (Attachment 3).

Administration received six letters of opposition. Reasons stated for opposition are summarized as follows:

- negative impact to street parking;
- loss of privacy and access to natural light;
- character of community will be lost;
- removal of existing trees;
- reduced building setback from front property line; and
- potential for units to become rentals, specifically short-term Airbnb rentals.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed R-CG District is a low-density district that is compatible with the surrounding neighbourhood. Given the requirement for street frontage in all units within the R-CG District, it would be highly unlikely to have all 6 units currently allowable under the density modifier developed. The development permit details submitted to date indicate the applicant's intent to develop a four-unit rowhouse. Site design and parking requirements will be reviewed at the development permit stage.

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Following Calgary Planning Commission, notifications for 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.

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](#) 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 site is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Established area is intended to have modest redevelopment that respects the scale and character of the neighbourhood. The proposed land use aligns with relevant MDP policies.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Local Area Policy

There is no existing local area plan affecting this site. Administration is currently working on the [North Hill Communities Local Area Plan](#) that includes Highland Park and surrounding communities. Planning applications will still be accepted for processing during the local growth plan process. The local growth plan is anticipated to be finalized in 2021 and will include more detailed direction regarding suitability of densification in alignment with [The Guidebook for Great Communities](#), which is currently in draft form and not yet approved. The application aligns with the current draft policies of both documents.

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Social, Environmental, Economic (External)

The proposed land use district allows for a wider range of housing types than the existing land use district and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 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 aligns with applicable policy directives of the *Municipal Development Plan*. The proposal represents a low density building form that would allow for a modest increase in density for an established area parcel, while still compatible with the built form and character of the existing community.

ATTACHMENT(S)

1. Applicant Submission
2. Development Permit (DP2020-5448) Summary
3. Community Association Letter