

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0940

Land Use Amendment in Highland Park (Ward 4) at 3404 - 3 Street NW, LOC2020-0076

EXECUTIVE SUMMARY

This application was submitted by Ellergodt Design on behalf of the landowner Roberta Sherley on 2020 June 01. 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 building types already allowed (e.g. single detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposed land use amendment is consistent with the policies of the *Municipal Development Plan* (MDP). There is no local area plan guidance for this parcel.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3404 - 3 Street NW (Plan 3674S, Block 6, Lots 11 to 13) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 SEPTEMBER 03:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3404 - 3 Street NW (Plan 3674S, Block 6, Lots 11 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 129D2020**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

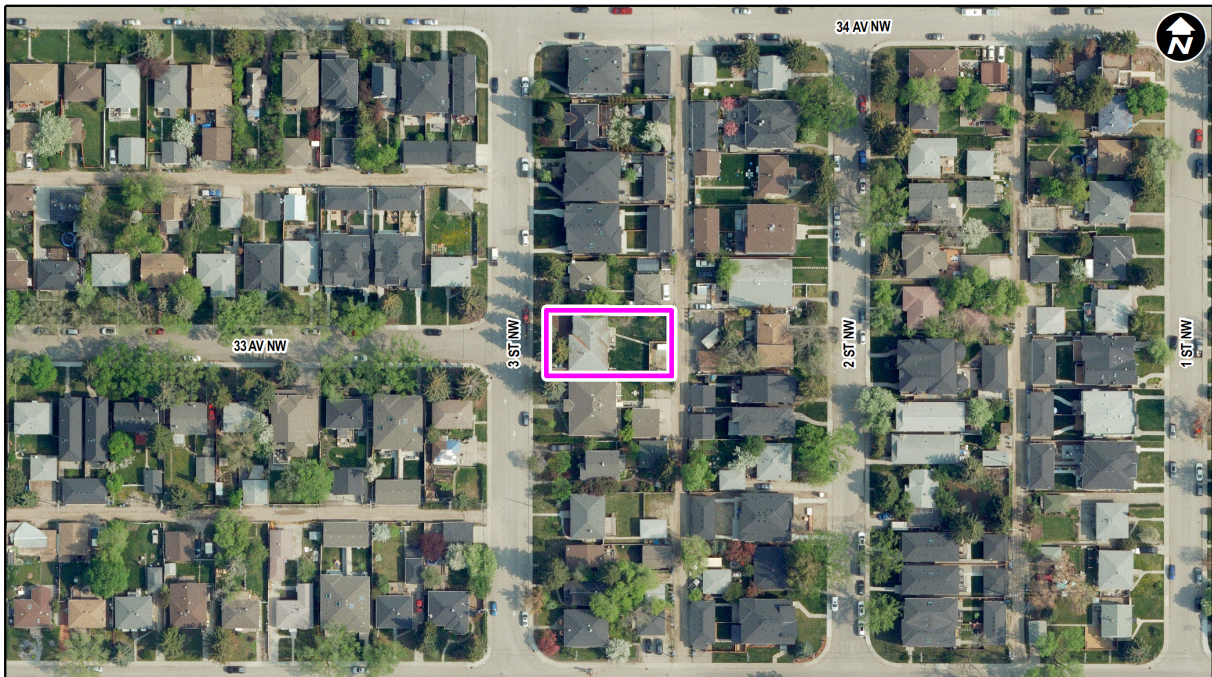
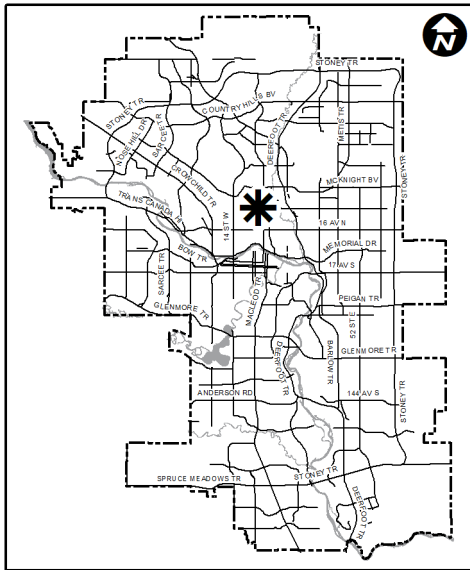
This application was submitted by Ellergodt Design on behalf of the landowner Roberta Sherley on 2020 June 01. It is the intention of the applicant to construct a four-unit rowhouse as noted in the Applicant's Submission (Attachment 1). No development permit has been submitted at this time.

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Location Maps



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Site Context

The subject site is located in the community of Highland Park mid-block on 3 Street NW where it intersects in a T-intersection with 33 Avenue NW. The site is approximately 0.07 hectares (0.17 acres) in size. It is wider than most lots in the established area with approximately 19.2 metres fronting 3 Street NW. There is lane access to the site as well, which is currently developed with a single detached dwelling with a front driveway and attached garage.

Surrounding development is largely a mix of single-detached and semi-detached dwellings, with properties having an R-C2 land use designation, which allows such developments, as well as secondary or backyard suites.

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)	-21.27%

Source: *The City of Calgary 2019 Civic Census*

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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 for a wider than typical parcel of land in an established area. It proposes a low-density land use that allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal 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 applied to developed areas that is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District is a low-density 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 five 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.

The applicant considered the Multi-Residential – Contextual Grade Oriented (M-CG) District as well, but felt the site's compatibility for multi-residential was not appropriate for the site as per the considerations of the non-statutory "Location Criteria for Multi-Residential Infill" guidelines.

Development and Site Design

If approved, the rules of the proposed R-CG District would provide guidance for the development on the site, including height and building massing and landscaping. Given the specific context of this site, additional items that likely would be considered as part of a subsequent development permit review include:

- determination of total number of units (not to exceed 5) which can be accommodated onsite; and
- removal of the front driveway and rehabilitation of the sidewalk to improve pedestrian safety and mobility.

From preliminary review of the site geometry, it would appear that a maximum of three units could be accommodated on this site without requiring relaxations to the Land Use Bylaw requirements for minimum frontage requirements.

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Transportation

Pedestrian access to the site is available from the existing sidewalk on 3 Street NW. Transit stops are available within a 300 metre walking distance on either 4 Street NW at (Route 2) or Centre Street N (Route 3). Vehicular access is currently available from both 3 Street NW and a rear lane. Redevelopment would result in removal of the existing front driveway, thereby adding an on-street parking space afterward and improved safety to pedestrians using the sidewalk.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an environmental site assessment was not deemed required.

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.

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 may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with the Administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also 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 Highland Park Community Association responded with cautious support of the application (Attachment 2). They noted that relaxations would be required to support a development with four units, as there is only enough frontage for three units, in order to meet the minimum frontage requirement of 4.2 metres.

Administration received eight citizen responses regarding the application. Six responses opposed the development citing concerns about:

- increase in height, density, and lot coverage;
- increase traffic and parking issues; and

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- loss of mature trees onsite

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate given the site specific context and location. The proposed R-CG District is a low-density district intended for development on sites that are located in close proximity and adjacent to low density residential development within inner city communities. Furthermore, development can be contextually sensitive in terms of height and setback. Based on these criteria, R-CG is considered appropriate as it would result in a moderate increase in density that would be compatible with the surrounding neighbourhood.

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](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the 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.

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Local Area Policy

There is no existing local area plan affecting this site. Administration is currently working on the [North Hill Communities Local Growth Plan](#) that includes Highland Park and surrounding communities. Planning applications are being 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](#).

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. This application has not identified any actions at this time that specifically meet policies in this plan.

Social, Environmental, Economic (External)

The proposed land use district will provide a further range of housing types than the existing R-C2 District. The proposed land use district allows for a wider range of low-density housing types 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.

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REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policy directives of the *Municipal Development Plan*. The proposal allows for a low-density building form and would represent a modest increase in density for an established area parcel, while still compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment that is in very close proximity to commercial, schools, and open space amenities, while maintaining easy access to nearby transit services.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 129D2020**