

Planning & Development Report to
Calgary Planning Commission
2020 October 01

ISC: UNRESTRICTED
CPC2020-1034

**Land Use Amendment in Highland Park (Ward 4) at 204 – 40 Avenue NW,
LOC2020-0112**

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on behalf of the landowner, Ji Wei Zhang, on 2020 August 05. The application proposes to change the designation of this property from Multi-Residential – Contextual Grade-Oriented (M-CGd75) 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 (a decrease from the current maximum of 12.0 metres);
- a maximum of 4 dwelling units (no change to the current maximum); and
- the uses listed in the R-CG District.

The proposal conforms to the relevant polices of the *Municipal Development Plan* (MDP). No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 204 – 40 Avenue NW (Plan 5422GK, Block 3, Lot 11) from Multi-Residential – Contextual Grade-Oriented (M-CGd75) 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 landowner, Ji Wei Zhang, to enable construction of a four-unit rowhouse with potential for secondary suites in some of the units, as noted in the Applicant's Submission (Attachment 1).

A land use amendment to redesignate the property from Residential – One / Two Dwelling (R-C2) District to M-CGd75 was approved by Council at the 2020 June 15 Combined Meeting of Council. During the review of that application, the R-CG District was considered. At that time, the applicant sought to develop a four-unit multi-residential building, with the option of Live Work Units. As Live Work Units are not an available use in the low density residential districts, the applicant requested to proceed with the M-CG District with a density modifier of 75 units per

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

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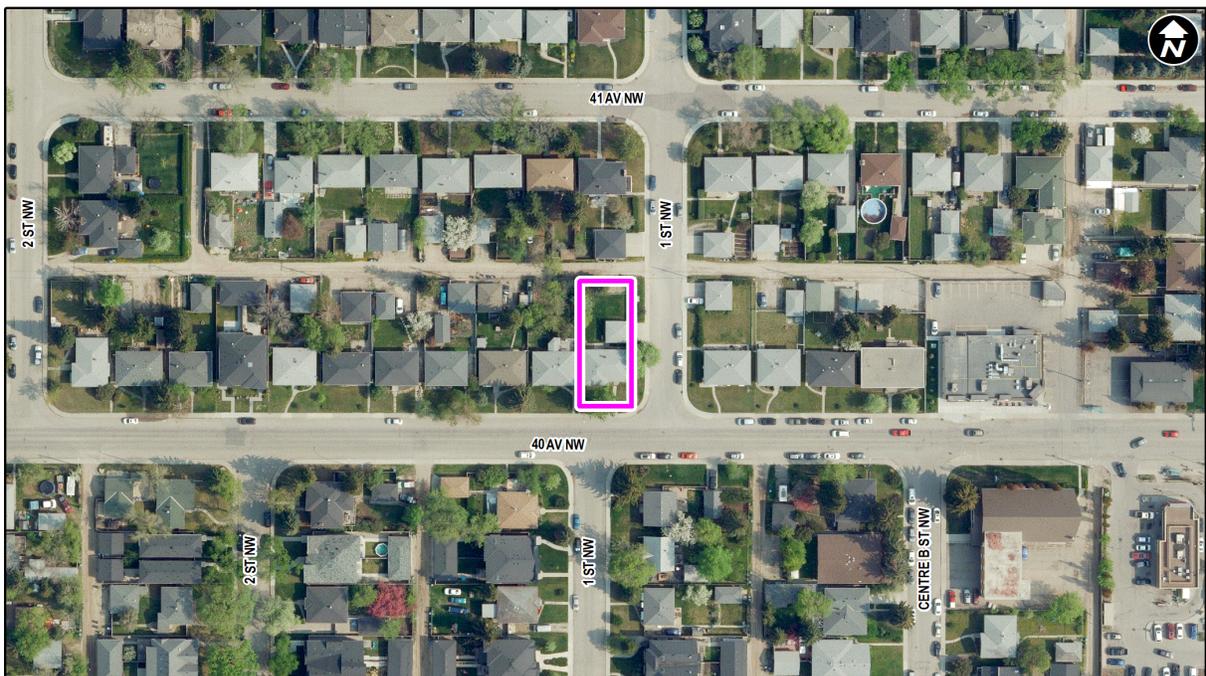
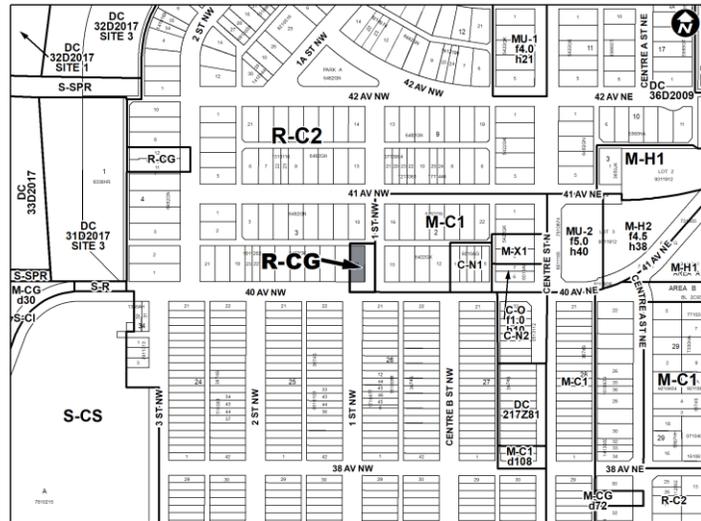
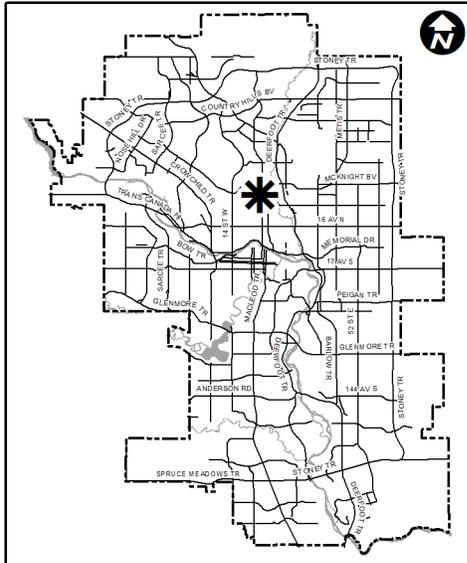
hectare, allowing for a maximum of four dwelling units on the parcel. The applicant has since re-evaluated their development proposal and would like to provide rowhouse units with secondary suites, instead of live work units. Rowhouse building forms in the M-CG District fall under the Multi-Residential Development use, which does not permit secondary suites as part of the use.

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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 40 Avenue NW, and west of 1 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, measuring 15 metres wide by 37 metres deep. This corner 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 and Multi-Residential – Contextual Low Profile (M-C1) District, with several small neighbourhood commercial developments under multiple land use districts to the east.

Approximately 200 metres (three-minute walking distance) to the east, the intersection of 40 Avenue NW and Centre Street N has been identified as the location for a future LRT Green Line station. Greenview Industrial Park is 350 metres to the east, and James Fowler Senior High School and Queen's Park Cemetery are 250 metres and 550 metres to the southwest, respectively.

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

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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*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is necessary to accommodate potential secondary suites within a rowhouse building. The proposal maintains a modest density increase within a transit oriented development area. It also allows for a range of other 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 M-CGd75 District is a multi-residential designation that is primarily for three to four-storey (12 metres maximum height) townhouses and fourplex buildings. The district includes a modifier for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The M-CGd75 requires that some, or all of the units in a development have direct access to grade.

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 four 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:

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- ensuring an engaging built interface along 40 Avenue NW and 1 Street NW; and
- improving pedestrian connections along 40 Avenue NW by ensuring vehicle access to the site is off the lane.

Transportation

The subject site is situated on the Primary Transit Network along 40 Avenue NW. The Primary Transit Network provides public transit connectivity on the north-south corridor along Centre Street N as well as on the east-west corridor along 40 Avenue NW and 41 Avenue NW. Transit and bus rapid transit stops for both the north-south and east-west bus lines are situated approximately 200 metres to the east of the subject site at the intersection of 40 Avenue NW with Centre Street N. The intersection of 40 Avenue N and Centre Street N is also earmarked for a future LRT station of the proposed LRT Green Line. Calgary's Pathways and Bikeways [map](#) designates 40 Avenue NW as an official Signed Bikeway and Shared Lane.

Vehicular access to the subject site will be provided from the existing rear lane with access points from 1 Street NW and 2 Street NW. A Transportation Impact Assessment was not required for this development proposal.

The land use redesignation allows for intensification in an area well-served by transit, and near a future LRT station.

Environmental Site Considerations

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

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. Details of site servicing, 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 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. Administration received no comments from adjacent landowners in relation to the application.

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

Administration received a letter of no objection from the Highland Park Community Association, noting they believed that R-CG would be more viable than M-CG (Attachment 2).

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 specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a 600 metres radius (10-minute walking distance) of a transit station.

The TOD guidelines call for increased densities and mixed-use activity nodes in proximity to existing and planned LRT stations, which are intended to provide increased services, employment and a variety of housing options within a community. The change in density the application represents is minimal, but still sufficient to meet these guidelines.

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 also currently in draft form, and not yet approved. The proposed land use redesignation is currently in alignment with both draft documents.

Social, Environmental, Economic (External)

The proposed land use district allows for a range of housing types with the provision for secondary suites, and as such, the proposed changes may 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 represents a low density building form that would maintain the density potential of the parcel, while still being compatible with the built form and character of the existing community. The addition of secondary suites will allow for broader housing choices and contribute to a more efficient use of land near the Primary Transit Network.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter