

Land Use Amendment in Highland Park (Ward 4) at 352 - 34 Avenue NE, LOC2020-0189

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 352 - 34 Avenue NE (Plan 5942AD, OT) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a three-storey multi-residential development.
- The proposal allows for an appropriate built form and uses within the community of Highland Park and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More housing opportunities with access to alternative transportation modes and employment areas and allows for more efficient use of existing infrastructure.
- Why does this matter? This proposal, from the Aboriginal Friendship Centre of Calgary, will create 12 affordable housing units for seniors in Highland Park.
- A development permit application was submitted and is currently under review.
- On 2019 September 30, Council adopted UCS2019-1148 Proposed Method of Disposition – Various Properties authorizing Administration to sell five individual development sites to experienced non-profit housing providers for the purpose of developing new non-market housing units across Calgary.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2020 December 02 by NORR Architects Engineers Planners on behalf of the future developer, Aboriginal Friendship Centre of Calgary (AFCC). The site is owned and currently maintained by The City of Calgary which have provided permission for this application.

Council Priority P6 – 'Increase affordable and accessible housing options' has a key focus area to increase the availability of affordable housing units. Furthermore, the [Corporate Affordable Housing Strategy](#) defines a ten-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes.

The proposed project is part of the Council-approved Non-Market Housing Land Sale Program (CP2019-02) which provides surplus City-owned land to experienced non-profit providers to develop affordable housing. Ownership will remain with The City until the AFCC obtains the required development permits for the proposed project. Once the land sale is complete, the affordable housing provider will be required to enter into a Housing Agreement with The City of

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Calgary and registered on the land title. This will ensure that the homes are maintained as affordable housing units for a minimum period of 40 years.

This 0.08 hectare site in the northeast community of Highland Park is located on the north side of 34 Avenue NE, east of 2 Street NE. It is currently vacant and determined to be surplus to other business units' municipal need. Vehicular access is provided from 34 Avenue NE.

As indicated in the Applicant Submission (Attachment 2), the proposed application will enable the development of a multi-residential building designed to be compatible with surrounding land uses. A development permit (DP2020-7797) for a three-storey multi-residential development with 12 units was submitted concurrently on 2020 December 02 and is under review. A summary of DP2020-7797 is provided in Attachment 5.

A detailed planning evaluation of this land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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 public stakeholders was appropriate. In response, the applicant held three virtual meetings with the Highland Park Community Association, The Wing Kei Supportive Living Facility board, and Councillor Sean Chu. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of support from the public, which noted the importance of providing affordable housing to senior citizens.

The Highland Park Community Association was notified of the application and responded on 2020 December 29 that they have no objections to the application (Attachment 4).

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.

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IMPLICATIONS

Social

The proposed application will allow for a range of housing choices to accommodate the needs of diverse age groups, lifestyles and demographics. The proposal allows for efficient use of land by allowing moderate intensification of the parcel.

Environmental

The land use application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). The related DP2020-7797 proposes a highly energy efficient building with solar panels.

Economic

The ability to develop a three-storey multi-residential development will support intensification within 1 kilometre (12-minute walk or 5-minute bike ride) of future Green Line LRT stations. It will also make more efficient use of existing infrastructure while maximizing the Green Line investment.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposed project represents an ideal use of the parcel given the increasing need for affordable housing in Calgary. To ensure affordable housing is developed as part of the sale of the site, The City will utilize resources (such as building commitments, housing agreements and options to repurchase) recorded to the title at the closing of the sale to ensure development is completed in a timely manner, and occupancy by eligible residents is maintained through the term of the housing agreement.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Development Permit (DP2020-7797) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform