

Planning & Development Report to
Calgary Planning Commission
2021 May 6

ISC: UNRESTRICTED
CPC2021-0585
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**Land Use Amendment in Highland Park (Ward 4) at 240 – 32 Avenue NE,
LOC2020-0193**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 240 – 32 Avenue NE (Plan 5942AD, Block 4, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MAY 6

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 87D2021** for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 240 – 32 Avenue NE (Plan 5942AD, Block 4, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already listed in the R-CG District (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed R-CG District would allow for greater housing options within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit related to the proposed redesignation of this site has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by K5 Designs on behalf of the landowner, Anita Sovina Am Fox, on 2020 December 09. The application originally proposed the Multi-Residential – Contextual Grade-Oriented (M-CG) District, but was amended on 2021 February 22 to the R-CG District at the applicant's request.

The subject site is located in the northeast community of Highland Park at the northwest corner of 2 Street NE and 32 Avenue NE. The site contains a single detached dwelling and a detached garage with access from 32 Avenue NE.

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While a development permit to bring an existing basement suite into conformance has recently been approved, no permit for further redevelopment of the site has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the applicant identifies the intent to build four units on the parcel in the future.

A detailed planning evaluation of the 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 and the respective community association was appropriate. In response, the applicant placed signage on the property encouraging members of the public to reach out with question or for more information. 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.

No public comments were received at the time of writing this report.

This application was circulated to the Highland Park Community Association with the originally proposed M-CG District. They provided comments on 2021 January 09 questioning why the M-CG District was being proposed, as they typically see the R-CG District on similar lots. The Highland Park Community Association provided an updated response on 2021 March 15 noting they had no objections to the proposed R-CG District (Attachment 4).

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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.

IMPLICATIONS

Social

The proposed land use allows for a wider range of housing types than the existing R-C2 District, and, as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with

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applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four dwelling units on site will make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 87D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform