

Land Use Amendment in Highland Park (Ward 4) at 4024 – 2 Street NW, LOC2020-0187

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 4024 – 2 Street NW (Plan 3674S, Block 25, Lots 20 and 21) 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 20:

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 92D2021** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 4024 – 2 Street NW (Plan 3674S, Block 25, Lots 20 and 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that will be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an inner city neighbourhood.
- Why does this matter? The proposed R-CG land use district allows for greater choice of housing types in established areas close to amenities and services.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by QAADesigns on behalf of the landowner, Balwinder Singh Sahota, on 2020 November 23. The Applicant Submission (Attachment 2) indicates that the owner's intention is to redevelop the property to accommodate a four-unit rowhouse building. The parcel is currently developed with a single detached dwelling and rear detached garage accessed from the rear lane. A development permit application has not been submitted at this time.

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

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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 community association was appropriate. In response, the applicant contacted the Highland Park Community Association with conceptual plans for the development. 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 no communication from the public during the application's review. The Highland Park Community Association provided a response which is included in Attachment 4. They noted that they are generally supportive of R-CG land use amendments along 40 Avenue NW, and identified development permit concerns including location of balconies, privacy and parking.

Administration considered the relevant planning issues specific to the proposed redesignation, the low-density proposed as part of the application and the site context and has determined the proposal to be appropriate. Further review would occur during the development permit process in more detail regarding the concerns expressed by the Highland Park Community Association.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

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

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Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 92D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform