

**Land Use Amendment in Highland Park (Ward 4) at 204 – 33 Avenue NE,
LOC2020-0194**

RECOMMENDATIONS:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 204 – 33 Avenue NE (Plan 5942AD, Block 5, Lots 19 and 20) from Residential – Contextual One / Two District (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 on 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* (MDP)
- What does this mean to Calgarians? This application represents a modest increase in density and building height in close proximity to established transit routes in an inner-city neighbourhood.
- Why does this matter? The proposed R-CG District allows for greater choice of housing types in established areas close to amenities, transit, and services.
- No development permit application has not been submitted at this time.
- 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, located in the northeast community of Highland Park, was submitted by K5 Designs on behalf of the landowner, Montgomery Friendship Real Estate Inc, on 2020 December 09. 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 directly from 1 Street NE. A development permit application has not been submitted at this time.

A detailed planning evaluation of this 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

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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 posted a sign on the site which included the application description, distributed letters informing adjacent landowners, and contacted the Highland Park Community Association with conceptual plans of the future 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 the adjacent landowners.

Administration did not receive any comments from the public for this application.

The Highland Park Community Association provided a letter on 2021 June 09 (Attachment 4). They stated they do not have objections to the application but identified potential development permit concerns for privacy and visual overlooking.

Administration considered the relevant planning issue specific to the proposed redesignation, the surrounding context, and the proposed low-density residential district, and has determined the proposal to be appropriate. Further review will occur during the development permit process and seek to examine the concerns expressed by the Highland Park Community Association in more detail.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, the 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 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 the applicable climate resilience strategies will be explored and encouraged at the development permit review stage.

Economic

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

Planning & Development Report to
Calgary Planning Commission
2021 August 5

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform