

**Land Use Amendment in Highland Park (Ward 4) at 4025 – 2 Street NW,
LOC2021-0039**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.015 acres ±) located at 4025 – 2 Street NW (Plan 3674S, Block 24, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JULY 22:

That Council hold a Public Hearing and give three readings to **Proposed Bylaw 138D2021** for the redesignation of 0.06 hectares ± (**0.15 acres ±**) located at 4025 – 2 Street NW (Plan 3674S, Block 24, Lots 22 and 23) 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 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 is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it mean? The proposed R-CG District would allow for a greater housing choice within a community, and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow housing options, that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- The community of Highland Park does not currently have any local area policy.
- A development permit 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 land use amendment was submitted on 2021 March 08 by Divine Hardwood Flooring on behalf of the landowners, Beaa and Denis Linehan. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the intent is construct a four-unit rowhouse with secondary suites development in the future.

The 0.06 hectare (0.15 acre) corner site is located in the northwest community of Highland Park on 2 Street NW, south of 40 Avenue NW and six blocks east of Centre Street N. The site is currently developed with a single detached dwelling and a detached garage.

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A detailed planning evaluation of this policy and 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 and the community association as appropriate. In response, the applicant attended a Highland Park Community Association meeting and delivered approximately 150 feedback forms to neighbours. 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 and published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of opposition citing concerns of increased traffic and parking issues. Administration also received a letter of support from one resident.

The Highland Park Community Association provided a letter in support on 2021 March 25 (Attachment 4) indicating that the location is appropriate for this type of development proposal.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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 proposed land use would allow 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 138D2021**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform