

Planning & Development Report to
Calgary Planning Commission
2021 November 18

ISC: UNRESTRICTED
CPC2021-1473
Page 1 of 3

Land Use Amendment in Highland Park (Ward 4) at 308 – 32 Avenue NE, LOC2021-0084

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 308 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented Infill (M-CGd75) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 NOVEMBER 18:

That Council:

Give three readings to **Proposed Bylaw 8D2022** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 308 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented Infill (M-CGd75) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for redevelopment with the intent of building a four-unit residential building.
- The application represents an appropriate density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood. The application conforms with the relevant policies of the *Municipal Development Plan (MDP)* and the *North Hill Local Area Plan (LAP)*.
- What does this mean to Calgarians? This proposal allows for more choice in the types of housing available to residents and homebuilders and promotes more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding 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 May 26 by Tricor Design Group on behalf of the landowners, Callie Roang and Paul Harris. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to develop a four-unit townhouse residential building.

The subject site is located in the northeast community of Highland Park, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres), with rear

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lane access from the north. The site currently contains a single detached dwelling with a detached garage abutting the north lane.

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 community association was appropriate. In response, the applicant contacted the Highland Park Community Association.

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 received no comments from the public during the notification period.

The Highland Park Community Association provided a letter on 2021 July 05 (Attachment 5) with the following comments:

- the application would require a policy amendment to change the urban form category and building scale referenced in the *North Hill Local Area Plan*;
- increased densification along 32 Avenue NE;
- increased traffic and street parking along 32 Avenue NE;
- on-site parking; and
- suggested to explore an alternative redevelopment of Semi-detached dwelling with secondary suites.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking, and number of units will be reviewed and determined at the development permit stage. A future development of a four-unit residential building aligns with both the urban form category and building scale outlined in the *North Hill Communities Local Area Plan* (LAP). Further discussion of the policy context is included in Attachment 1.

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.

Approval: T. Goldstein concurs with this report. Author: D. Kasparis
City Clerks: J. Palaschuk/S. Lancashire

Item #

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IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district, and as such, the proposed changes 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 implemented at the development permit stage.

Economic

The proposal would 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 8D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park, on the northern block along 32 Avenue NE, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres) in parcel area size and is approximately 15 metres wide by 35 metres in depth. The site is currently developed with a single detached dwelling with a detached garage and abuts a rear lane along the north side and contains two parking pads connecting directly onto 32 Avenue along the south front side.

The subject area is actively redeveloping with some a variety of low density residential densities. Surrounding developments are predominately characterized by a mixture of single and semi-detached dwellings designated as R-C2 District, with several pockets of parcels designated as both R-CG and M-CG District. The adjacent parcel to the west contains a rowhouse building designated as Residential – Contextual Grade-Oriented Infill (R-CG) District. There is a single detached dwelling that is designated as Residential – Contextual One / Two Dwelling (R-C2) District is located immediately to the east adjacent parcel to the subject site. A semi-detached dwelling designated as Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is located two parcels to the east at 316 - 32 Avenue NE.

The subject site is located less than one block west (approximately 150 metres (2-minute walk) of the Edmonton Trail North Primary Transit Network (PTN). The subject site is located approximately 365 metres (5-minute walk) east from Centre Street North PTN. High frequency bus rapid transit service (BRT) is currently operating along both Centre Street North and Edmonton Trail North PTN.

Community Peak Population Table

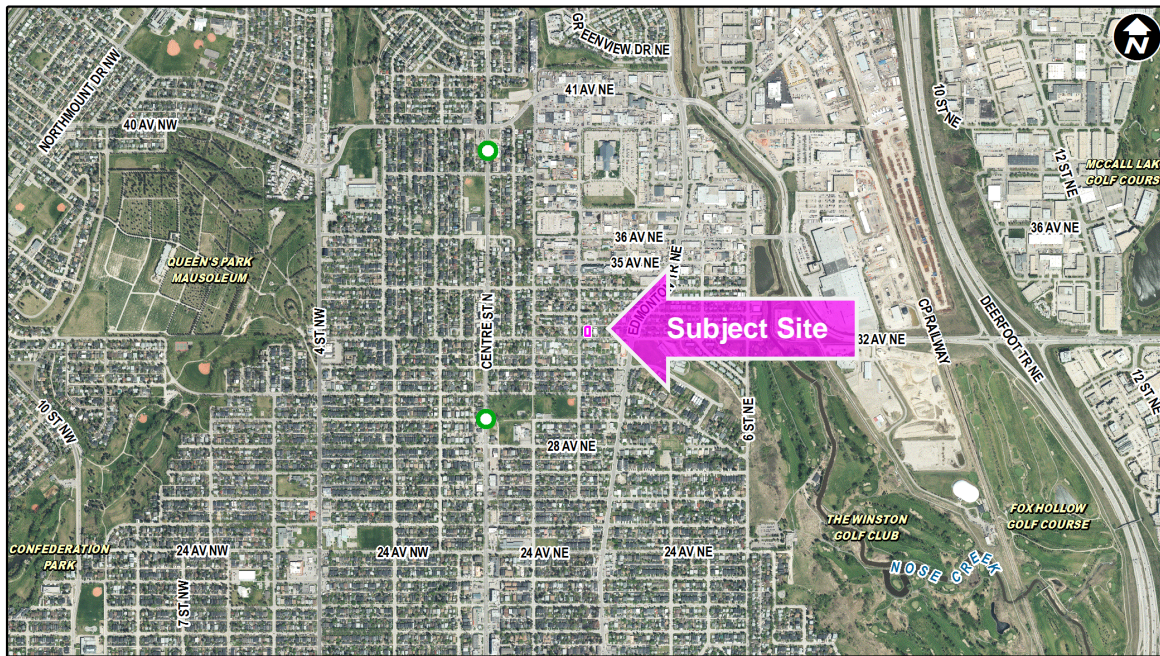
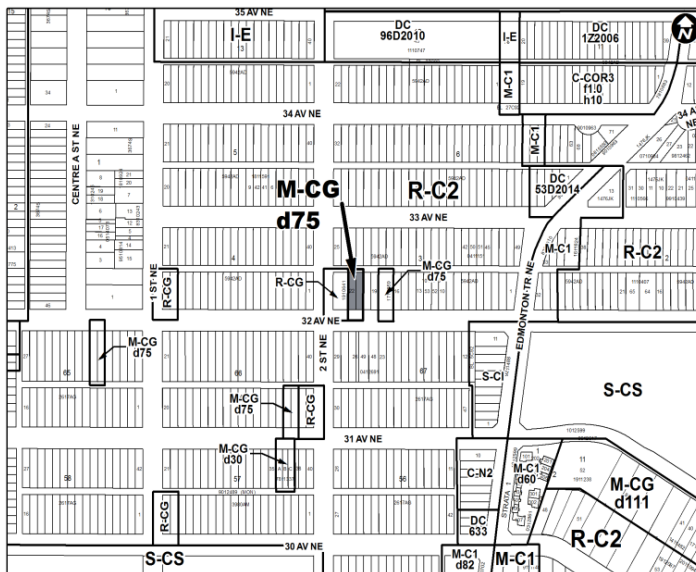
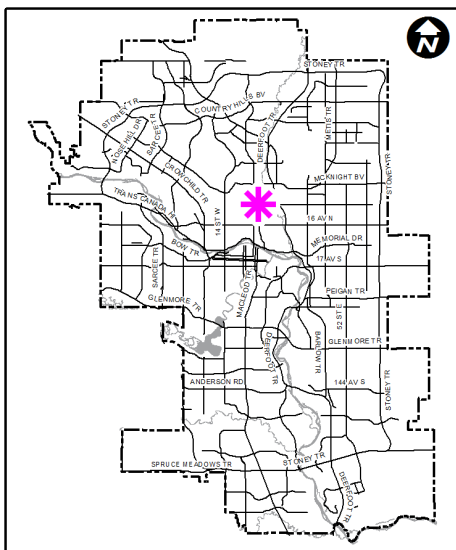
As identified below, the community of Highland Park reached its peak population in 1969.

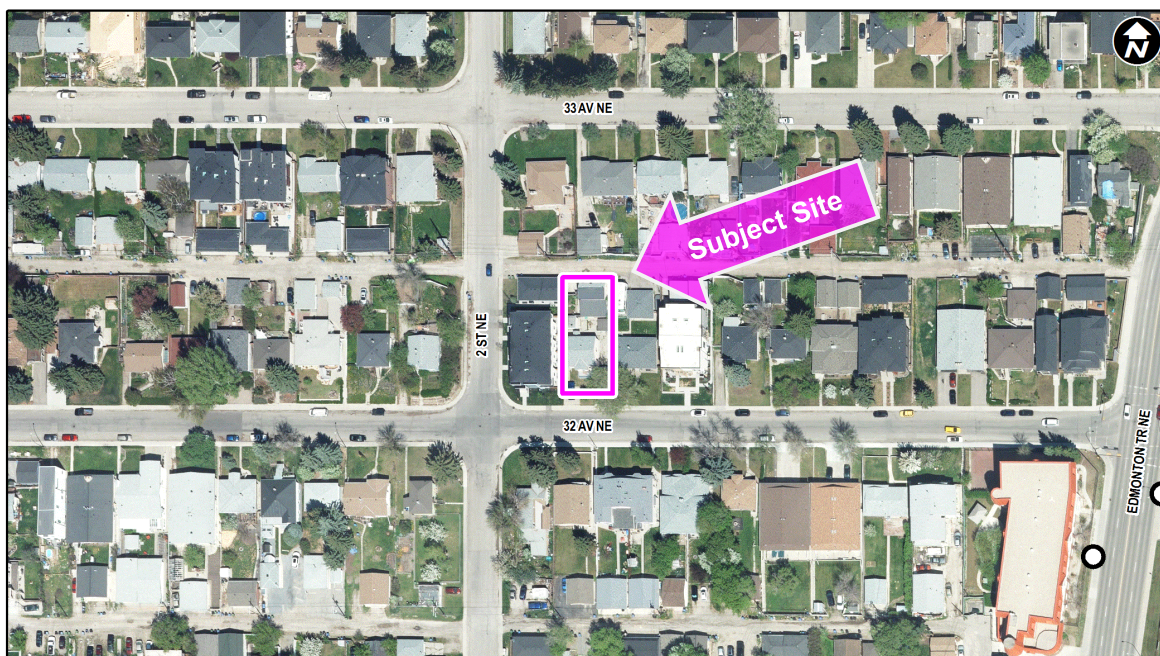
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	4,015
Difference in Population (Number)	-860
Difference in Population (Percent)	-17.64%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Highland Park](#) community profile.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 is a low-density residential designation in developed areas that is primarily for single detached, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed M-CGd75 District is a multi-residential designation that is primarily for townhouses and fourplexes where some or all the units have direct access to grade. Secondary Suites (as a listed use in the Land Use Bylaw) are not allowed in multi-residential buildings in the M-CG District, and are instead considered as individual dwelling units, which factor into the density calculation. The inclusion of the proposed 75-unit per hectare density modifier was recommended by Administration which would allow a maximum of four dwelling units on this site based on the parcel area, consistent with previously approved land uses in the area, consistent with the policy context, and a built form which is appropriate in low density residential areas.

Development and Site Design

If the application is approved by Council, the applicable policies of the [North Hill Communities Local Area Plan](#) (LAP) and the proposed M-CGd75 District will provide guidance for the future redevelopment of this site including appropriate uses, building height, building massing, landscaping and parking. Additional items that will be considered during the development permit review process include, but are not limited to:

- ensuring the proposed development's building height and massing is compatible with the existing adjacent low density residential developments;
- the removal of two driveway connections along 32 Avenue;
- ensuring direct vehicle access is from the north rear lane and all necessary motor vehicle and visitor parking stalls are provided entirely on the subject parcel; and
- providing an engaging building design and interface along 32 Avenue NE.

The Administration encouraged the applicant to submit a conceptual site plan design to inform how a future M-CG redevelopment might look like on the subject parcel. The conceptual site plan design shows a four-unit residential building with a four-vehicle detached garage and one unenclosed visitor parking stall abutting the north rear lane to demonstrate all necessary amenities can be accommodated on the subject parcel. In addition, the applicant was encouraged by Administration to consider consolidating lots with the adjacent east parcel to achieve more density. The applicant has attempted to communicate with the adjacent landowner, but no response was received.

Transportation

A Transportation Impact Assessment was not required for this proposal. A four-unit residential building is appropriate for the subject site. Pedestrian access is available from the existing sidewalk along 32 Avenue NE. Vehicle access to the site will be provided from the existing rear lane. Street parking is available along 32 Avenue NE.

The subject site is located along 32 Avenue NE which is classified as a collector street. The subject site is well serviced by high frequency Transit service. The nearest Transit stop (Route 4) is located approximately 150 metres (2-minute walk) along Edmonton Trail North PTN. Centre Street North PTN is approximately 365 metres (5-minute walk) from the subject site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater services are available nearby the subject site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Inner City area as identified in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use

of existing infrastructure, public amenities, and transit, and delivers small and incremental benefits to climate resilience.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at a subsequent development review stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is identified as Neighbourhood Local with a Limited scale in the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures and built forms. The proposed land use amendment is in alignment with applicable policies of the LAP.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The location criteria are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy such as the MDP or local area policy plans to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located within 400 metres of a transit stop;
- site is located within 600 metres from an existing or planned primary transit stop;
- site abuts a lane to provide direct vehicle access, and
- site is located on a collector street.

The subject parcel does not meet the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is not a corner parcel;
- site is not adjacent to existing or planned non-residential development;
- site is not adjacent to or located across from an existing or planned open space, park or community amenity, and
- site is not along an existing or planned corridor or activity centres.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria, when reviewed within the context of the *Municipal Development Plan* and the site-specific context, indicate that the proposed land use and the site's location are appropriate for sensitive residential intensification.

Applicant Submission

Company Name (if applicable):
TRICOR DESIGN GROUP

Applicant's Name:
AHMED GOUDA

Date:
MAY 21, 2021

This subject property is next to a corner lot on 32 Ave. NE. The corner lot is R-CG with 4 plex development, and 2 lots beside our lot there is an M-CG lot with 4 plex development as well. The block is primarily R-C2.

The proposal is to rezone from R-C2 to M-CG. The density under M-CG could include up to 4 units which is the intention for the rezoning of this lot. Given the strict rules for developing projects on M-CG lots, we feel this zoning is appropriate for this lot.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 308 32ND AVE NE

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Our office has emailed Highland Park Community Association on Aug. 16th with reply to their comments received through the DTR. We explained our intentions and answered their concerns.

No feedback or reply received till date.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Highland Park Community Association

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Concerns regarding Traffic and Parking.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We insured that we are committed to the requirements of the City and will provide required parking spaces.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

N/A

calgary.ca/planningoutreach

Community Association Response



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

July 5, 2021

Circulation Control, Planning and Development
City of Calgary
ATTN: Dino Kasparis, File Manager

RE: LOC2021-0084 308 32 Ave NE

We understand that the applicant wishes to change the current land use designation from R-C2 to M-CG. The rationale given for this is: the adjacent corner parcel contains a 4-unit rowhouse, and that there is already an existing 4-plex on an M-CG parcel nearby. The stated intention for the requested change is to construct a 4-plex.

We note that, apart from the rowhouse and the existing 4-plex in this block, the remaining residential units on the street are bungalows and semi-detached. The parcel appears to be the usual 50 ft width with back laneway access to parking. The measured distance to the nearest (southbound) bus stop on Edmonton Trail is 190 m.

The *North Hill Communities Local Area Plan* (1st reading passed Council June 21) shows that 32nd Avenue should remain Neighbourhood Local with a Limited Building Scale of 3 storeys maximum other than at the Centre Street and Edmonton Trail intersections.

The Highland Park Community Association has typically supported changes from R-C2 to R-CG land use, especially on corner lots and along more major roadways. However, despite the proximity of another M-CG land use on the block, and the R-CG immediately adjacent, we have concerns about excessive densification along 32nd Avenue NE. The street is an unlaned residential street and not exceptionally wide. The avenue already carries a significant volume of traffic between Edmonton Trail and Centre Street because there are traffic lights at those intersections. There are also a considerable number of parked vehicles on the roadway at all times. The M-CG designation in Area 2 requires 1.0 parking spaces provided onsite per dwelling unit, plus 0.15 visitor parking stalls per unit. On a 50 ft parcel width, it seems unlikely that the visitor parking stall requirement could be met without a relaxation.

We would like to point out that a semi-detached structure with secondary suites could be constructed on this parcel with no change of land use designation. The result would be the same number of residential units as the proposed 4-plex, assuming that the 4-plex did not contain any secondary suites. Admittedly, a secondary suite is smaller than a unit in a 4-plex would be and would cater to a different segment of the population.

We ask that the Planning Authority give very careful consideration of the matters we have raised.

Although we understand and are supportive of the need for densification within the developed areas of Calgary, we also need to be cognizant of the concerns of current residents who are impacted by these changes.

If you have any questions, please do not hesitate to contact me at development@hpca.ca or on my cell at 403-390-7705.

Thank you.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is written in a cursive style with a large initial "D".

D. Jeanne Kimber
On behalf of the Highland Park Community Association

PROPOSED

CPC2021-1473
ATTACHMENT 5

BYLAW NUMBER 8D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0084/CPC2021-1473)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

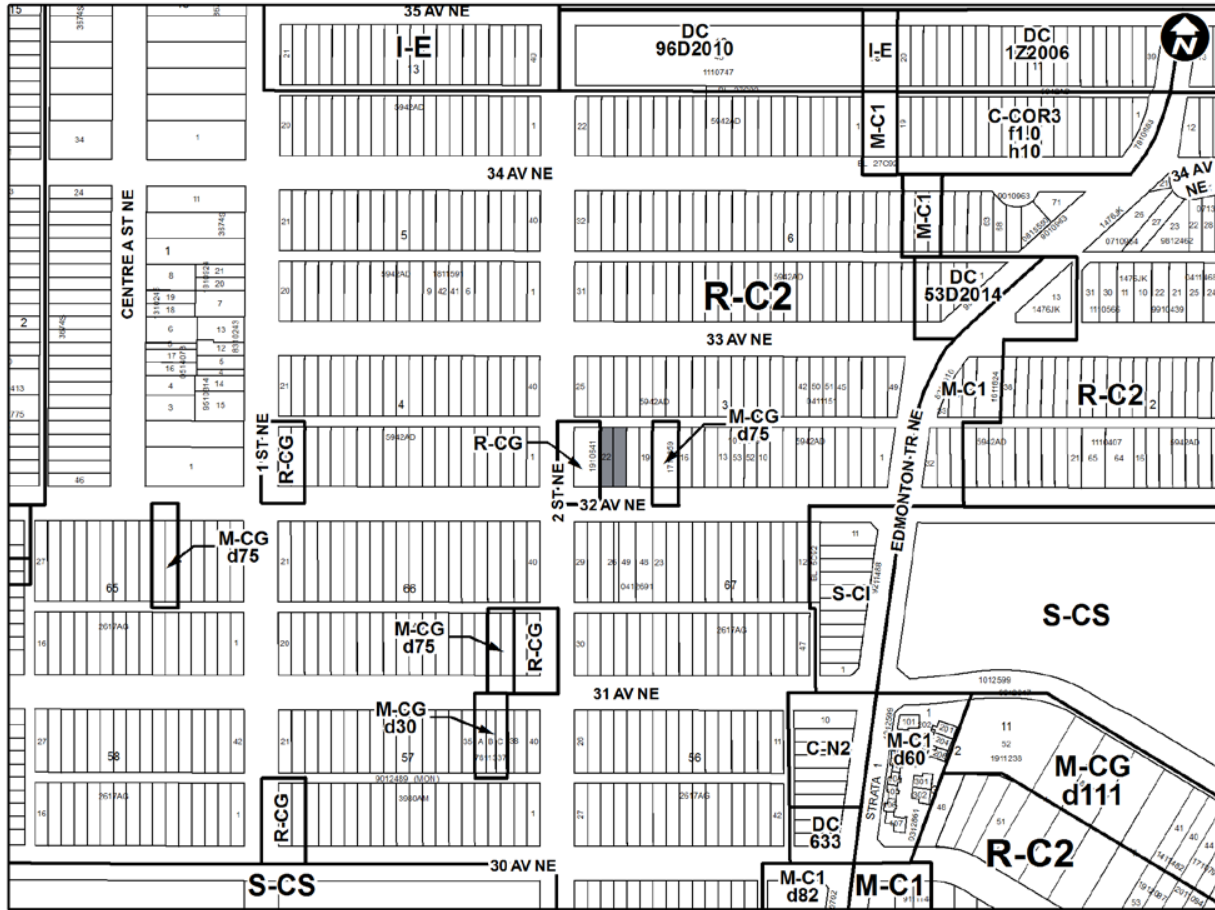
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0084/CPC2021-1473 BYLAW NUMBER 8D2022

SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0084/CPC2021-1473
BYLAW NUMBER 8D2022

SCHEDULE B

