

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

**RECOMMENDATION:**

That Council:

Give three readings to Proposed Bylaw 32D2022 for the redesignation of 0.05 hectares ± (0.12 acres ±) 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-CGd80) 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 Communities 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 3), the intent is to develop a four-unit residential building.

The subject site is located in the northeast community of Highland Park, along 32<sup>nd</sup> Avenue NE, east of 2 Street NE and west of Edmonton Trail North. The site is approximately 0.05 hectares (0.12 acres), with rear lane access from the north. The site currently contains a single detached dwelling with a detached garage abutting the north lane.

Calgary Planning Commission recommended that Council approve the provision of up to four units on this property through a land use amendment on 2021 November 18. Leading up to the initially planned public hearing on 2022 January 11, 2022, Administration discovered a technical error with the proposed density modifier given the site size and the future opportunity would restrict the site to a maximum of three units. A key driver of the Applicant's land use redesignation is the intended development of up to four units on this property, which the density

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modifier of 75 would not allow on a 0.05 ha parcel. As a result, the information included in this amended report and Bylaw includes an increase of the density modifier to be 80 units per hectare in order to allow for up to four units on the site. Administration has re-posted the notification of Public Hearing on site to advertise the proposed density modifier of 80 units per hectare and notification letters were mailed to the adjacent landowners.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 2, 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 Association.

The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this applicant was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to the adjacent landowners.

Administration received no comments from adjacent residents during the notification period.

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

- increased densification along 32 Avenue NE and the increased traffic and street parking issues it creates;
- 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 2.

Following the 2022 January 11 Public Hearing, new notifications for the 2022 February 15 Public Hearing of Council for the land use amendment has been posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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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 application.

**ATTACHMENT(S)**

1. CPC Report from November 18, 2021
2. Background and Planning Evaluation
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Proposed Bylaw 32D2022

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform