

Planning & Development Report to
Calgary Planning Commission
2022 February 24

ISC: UNRESTRICTED
CPC2022-0084
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Land Use Amendment in Highland Park (Ward 4) at 3404 – 3 Street NW, LOC2021-0187

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3404 – 3 Street NW (Plan 3674S, Block 6, Lots 12, 13, and a portion of Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 FEBRUARY 24:

That Council give three readings to **Proposed Bylaw 57D2022** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3404 – 3 Street NW (Plan 3674S, Block 6, Lots 12, 13, and a portion of Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

Oppositions to Recommendation:

Councillor Wong

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable for the development of a five-unit residential building.
- The application represents an appropriate intensification of the site which is a wider than average parcel in the established area. The proposal does not increase the allowable density, but orients the units differently so the building form appears as only two or three units facing the street. The application is in keeping 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 would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal would better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This land use amendment application was submitted by Lighthouse Studios on behalf of the landowner, Roberta Sherley, on 2021 November 09. The 0.07 hectare (0.17 acre) midblock site is located in the community of Highland Park on 3 Street NW, approximately 300 metres east of 4 Street NW and 350 metres west of Centre Street N (both identified as Main Streets). The site is currently developed with a single detached dwelling and front attached garage.

A development permit application (DP2021-0979) was submitted on 2021 February 17 which proposes a five-unit residential building with grade-oriented entrances (Attachment 3). Through Administration's review, it was determined that the proposed design would not comply with the Land Use Bylaw's rules for Rowhouse Buildings. As such, the applicant submitted the subject land use amendment, which includes the same maximum density as the existing Residential – Grade-Oriented Infill (R-CG) District, but with the ability to configure the proposed units in a way that accommodates the applicant's development proposal and is more contextually sensitive given the location of the parcel.

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 respective community association was appropriate. In response, the applicant conducted an online meeting with members of the Highland Park Development Committee, distributed mailers with project team contact information to nearby residents, and hosted an online project review with the Ward 4 Councillor Office. The Applicant Outreach Summary can be found in Attachment 4.

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 nine letters of opposition. The letters of opposition included the following areas of concern:

- increase in height, density, and lot coverage;
- reduced sunlight for neighbouring lots;
- increase in traffic and parking issues;
- negative impact on the character of the community;
- loss of greenery and existing trees;
- number of waste and recycling bins in the rear lane;

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- increased pollution and cumulative negative impacts to wildlife; and
- proposal is not in alignment with the *North Hill Communities LAP*.

The Highland Park Community Association (CA) provided a letter on 2021 December 14 (Attachment 5) acknowledging the challenge in separating the discussions between land use and the proposed building itself, given the active development permit under review. With respect to the proposed land use, the CA referred to the low-density intent of the LAP Neighbourhood Local urban form category, requesting clarity in the definition of low-density forms and the criteria by which that is established. With respect to the proposed development, the CA noted the following areas of concern:

- on-street parking and privacy;
- shadow impacts on neighbouring properties;
- parcel coverage and the reduction of permeable land area for stormwater management;
- loss and replacement of mature trees; and
- infrastructure capacities and upgrades.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given the site specific context and location. The proposed M-CG District is intended to be in close proximity or adjacent to low density residential development, and the density modifier of 75 units per hectare is consistent with the existing R-CG District. The change in land use results in a development outcome that differs primarily in how units face the street, rather than a change in the permitted intensity of the site. M-CG is a grade-oriented district similar to R-CG and includes comparable rules to ensure compatibility with adjacent low density residential development. When reviewed in conjunction with Development Permit DP2021-0979, the building massing, number of units, and onsite parking achieves a development form that is considered a more sensitive design outcome in relation to the existing residential development and makes more efficient use of existing infrastructure, public amenities, and transit.

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.

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

The applicant has indicated that they plan to pursue rough-ins for electric vehicle charging stations as part of the concurrent development permit which would align with The City's [Climate Resilience Strategy](#) (Program 4: Electric and Low-Emissions Vehicles).

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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.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2021-0979) Summary
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 57D2022**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform