

**Land Use Amendment in Highland Park (Ward 4) at 3903 – 2 Street NW, LOC2022-0071**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3903 – 2 Street NW (Plan 3674S, Block 24, Lots 41 and 42) 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 may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for a variety of housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a rowhouse building with secondary suites 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.

**DISCUSSION**

This application, in the northwest community of Highland Park, was submitted by CivicWorks on behalf of the landowners, Michael H. Smith and Jeri Wylie-Smith, on 2022 April 27. A development permit for a four-unit rowhouse building with secondary suites was submitted on 2022 June 13 and is under review. See Development Permit (DP2022-04104) Summary (Attachment 2) for additional information.

The 0.06-hectare (0.14-acre) site is located on the northwest corner of 38 Avenue NW and 2 Street NW. The site is approximately 300 metres (a four-minute walk) west of Centre Street N. The parcel is currently developed with a single detached dwelling and a detached garage accessed from 38 Avenue NW. There is a rear lane for future vehicle access to the site.

A detailed planning evaluation of the application, including location maps and the site context, is provided in Attachment 1, Background and Planning Evaluation.

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**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 community association was appropriate. In response, the applicant hand delivered approximately 140 letters, established a project voicemail inbox and dedicated email address, posted on-site signage and met with the Highland Park Community Association (CA). 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](#). Notification letters were sent to adjacent owners.

Administration received ten letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- effect on the property value of the neighbouring homes;
- rowhouses not fitting the character of the community;
- location and numbers of garbage and recycling bins;
- increased noise; and
- obstructed views.

The letters of support endorsed densification to address housing affordability but expressed general concerns around parking capacity.

The CA provide a letter on 2022 June 6 (Attachment 4). The letter was in general support and also included the following concerns or considerations:

- privacy of backyards to the north;
- shadowing concerns;
- on-street parking;
- garbage and recycling services;
- infrastructure capacities;
- preference for the R-CGex District, which does not allow for secondary suites; and
- property ownership and rental approach.

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, location and numbers of garbage and recycling bins, and infrastructure capacities are being evaluated through the development permit currently under review.

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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 may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Future opportunities to enhance the development on the site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

The ability to develop up to four-unit rowhouse with the option to include secondary suites would allow for more efficient use of land, 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. Development Permit (DP2022-04104) Summary
3. Applicant Outreach Summary
4. Community Association Response
5. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform