

Land Use Amendment in Parkdale (Ward 7) at 530 – 31 Street NW, LOC2022-0069

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw redesignation of 0.07 hectares ± (0.18 acres ±) located at 530 – 31 Street NW (Plan 8321AF, Block 37, Lots 30 and 31) 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 allowed in the Residential – Contextual One / Two Dwelling (R-C2) 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).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has 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 application, located in the northwest community of Parkdale was submitted by Tricor Design Group on behalf of landowner, Daniel Sultanov, on 2022 April 22. No development permit has been submitted at this time.

The approximately 0.07-hectare parcel is located at the southeast corner of 31 Street NW and 5 Avenue NW. The site is currently developed with a single detached dwelling and a detached garage accessed from 31 Street NW. Redevelopment would be encouraged to use the rear lane for access, rather than the existing front driveway.

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

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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. The applicant reached out to the Parkdale Community Association to provide information about the proposal and sent letters to nine neighbours located west, south and east of the subject site. 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 landowners.

Administration received 15 letters regarding this application. Fourteen letters were in opposition and one letter was in support. A summary of areas of concern noted in the letters of opposition is provided below:

- loss of community character;
- number of units / density;
- land uses;
- height and shadowing;
- setbacks and privacy considerations;
- lot coverage;
- traffic impacts;
- amount of parking and on street parking congestion;
- children's safety due to congestion in proximity to Westmount Charter Elementary School; and
- lack of room in the back lane for proper access to garages.

A summary of considerations from the one letter of support received is provided below:

- due to unconventional shape, the site appears to be an ideal opportunity for creative rowhouses; and
- the proposal constitutes a sensible redevelopment for the community.

A response was received by the Parkdale Community Association on 2022 July 05 (Attachment 4). The only concern noted was ensuring the applicant maintain a maximum 10 metres height as was indicated in the Applicant Submission.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is for a low-density residential district compatible with the existing character of the neighbourhood. The building and site design, as well as on-site parking, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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.

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IMPLICATIONS

Social

The proposed land use would allow a wider range of housing types than the existing R-C2 District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resiliency Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The proposed District would allow for a more efficient use of land and existing services, and leveraging of existing transit infrastructure in the area.

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. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform