

**Land Use Amendment in Highland Park (Ward 4) at 404 – 33 Avenue NW,
 LOC2022-0007**

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 404 – 33 Avenue NW (Plan 3674S, Block 8, Lots 28 and 29) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 21:

That Council give three readings to **Proposed Bylaw 130D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 404 – 33 Avenue NW (Plan 3674S, Block 8, Lots 28 and 29) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) 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, and duplex dwellings).
- 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 *North Hill Communities Local Area Plan* (LAP) and the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CGex) District would allow for residential redevelopment within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed District would allow for a great housing choice and 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.

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DISCUSSION

This application, in the northwest community of Highland Park, was submitted by New Century Design on behalf of the landowners, Lise Desbiens and Chok Lam Yeung, on 2022 January 17. No development permit has been submitted at this time, but as noted in the Applicant Submission (Attachment 2), the applicant intends to redevelop the property to a four-unit rowhouse. This application originally proposed to redesignate to the R-CG District. After feedback from the local Community Association, the applicant chose to amend their application to seek the R-CGex District, to address local stakeholder concerns, as they do not intend to include secondary suites within their project.

This 0.06-hectare (0.14-acre) site is located on the corner of 33 Avenue NW and 3 Street NW. The site is currently developed with a single detached dwelling and a detached garage.

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 met with the Highland Park Community Association (CA), as well as completed a postcard drop for residents within 60 metres of the proposed 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 nine letters of opposition in response to the original proposal for R-CG District. The letters of opposition included the following areas of concern:

- the neighborhood has limited parking and increasing density will further increase parking demand, thereby negatively impacting current residents' ability to park on the public street;
- the existing R-C2 District already allows for modest intensification;
- the proposed rowhouse would result in loss of trees and greenspace, specifically a large conifer at the end of the block;
- eight total dwellings would result in 24 waste bins. This has aesthetic and safety concerns;
- 3rd Street NW is not an appropriate street for R-CG as it is not a high traffic street;

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- the proposed units will bring down the property value of the existing units in the area; and
- the proposed units will limit sun exposure to the adjacent property while also causing privacy issues.

The Highland Park Community Association provided a letter on 2022 February 18 objecting to the proposed redesignation to the R-CG District, citing an excessive increase in density in the area. The applicant subsequently agreed to amend their application and redesignate the site to R-CGex which would remove the use of secondary suites. A revised letter dated 2022 June 15 was submitted by the Highland Park CA acknowledging and appreciating the change (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

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 actions that specifically address the objectives of the [Climate Resilience 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 proposal may 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. Applicant Outreach Summary

Planning & Development Services Report to
Calgary Planning Commission
2022 July 21

ISC: UNRESTRICTED
CPC2022-0858
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- 4. Community Association Response
- 5. **Proposed Bylaw 130D2022**
- 6. **CPC Member Comments**
- 7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform