

**Land Use Amendment in Highland Park (Ward 4) at 116 – 43 Avenue NE,
 LOC2022-0048**

RECOMMENDATION:

That That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 116 – 43 Avenue NE (Plan 5988GT, Block 16, Lot 4) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 21:

That Council give three readings to **Proposed Bylaw 139D2022** for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 116 – 43 Avenue NE (Plan 5988GT, Block 16, Lot 4) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a four-unit residential building.
- The application will allow for a moderate increase in density compatible with the built form and character of the existing community. 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.
- No development permit application 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 land use amendment application was submitted by K5 Designs on behalf of the landowners, Qunying LI and Kevin Wai Ching Tung, on 2022 March 29. The 0.06 hectare (0.16 acre) midblock site is located in the community of Highland Park on 43 Avenue NW, approximately 75 metres east of the Centre Street North Main Street. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to redevelop the property to accommodate a four-unit residential building with two units facing the street and two towards the rear, along with a rear detached garage.

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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 reached out to the Highland Park Community Association with an outline of the proposed development on 2022 March 22 and 2022 April 20 for comments. However, no response was received by the applicant. 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 one letter of opposition which included the following areas of concern:

- high population density;
- limited street parking along 43 Avenue NE;
- increase in traffic volume, mainly in the alleyway;
- increase in noise volume; and
- shadowing impact on neighbouring properties.

The Highland Park Community Association (CA) was notified of the application and provided a letter citing their support for the proposal on 2022 June 13 (Attachment 4). They also included several additional comments on note:

- design of the building should consider privacy of adjacent properties; and
- concern regarding the quality of the crosswalk at 43 Avenue NW and Centre Street N.

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 a 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.

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

Environmental

This application does not include 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 approval stages.

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. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 139D2022**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform