

Land Use Amendment in Highland Park (Ward 4) at 342 – 32 Avenue NE, LOC2022-0111

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 342 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 4 and 5) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:

That Council give three readings to **Proposed Bylaw 180D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 342 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 4 and 5) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) 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 may 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 Tricor Design Group on behalf of the landowners, Sau Shing Kam and In Peng Leong, on 2022 June 30. The 0.05-hectare (0.13-acre) mid-block site is located in the community of Highland Park on 32 Avenue NW, approximately 20 metres west of the Edmonton Trail 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.

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

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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 respective community association was appropriate. In response, the applicant reached out to the Highland Park Community Association (CA) 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.

No letters were received in response to the public circulation.

The CA was notified of the application and provided a letter citing their support for the proposal on 2022 September 25 (Attachment 4). They also included additional comments:

- the parcel is close to Edmonton Trail NE which is serviced by regular transit; and
- residents of nearby properties are often opposed to a land use change of this type because of the resulting increase of traffic and vehicles parked on the street.

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.

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 any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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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. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 180D2022**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform