

**Land Use Amendment in Highland Park (Ward 4) at 453 and 457 – 35 Avenue NW,
 LOC2022-0112**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares ± (0.31 acres ±) located at 453 and 457 – 35 Avenue NW (Plan 3674S, Block 9, Lots 55 to 58) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a courtyard-style development in a multi-residential building form that also includes secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Highland Park, was submitted by CivicWorks on behalf of the landowner, Professional Custom Homes Ltd., on 2022 June 3. The original application requested a change to a Direct Control (DC) District based on Multi-Residential – Contextual Grade-Oriented (M-CG) District. Following Council's approval of the creation of the Housing – Grade-Oriented (H-GO) District in Land Use Bylaw 1P2007 on 2022 October 5, the application was changed to seek the H-GO District.

The approximately 0.13 hectare (0.31 acre) site is composed of two titled parcels located at the southeast corner of the intersection of 4 Street NW and 35 Avenue NW. The site meets the location criteria of the H-GO District by being identified as part of the Neighbourhood Connector land use category of the *North Hill Communities LAP*. The proposed H-GO District would allow for the development of grade-oriented multi-residential buildings of low height and low density that share a common amenity space. The intent of the application is to allow for a courtyard-style development with 22 dwelling units in three buildings, as identified in the Applicant Submission (Attachment 2).

A development permit application (DP2022-05441) was submitted on 2022 August 3 and is currently under review. One building faces 35 Avenue NW, one faces 4 Street NW and the

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remaining building is located at the interior of the site. Five alternate mobility storage lockers, six vertical bike racks and 11 vehicle parking stalls are proposed to be provided to accommodate mobility needs on the site.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and respective community association was appropriate. The applicant provided letters to all addresses within 150 metres of the site during the review process at submission. The applicant also attended a Community Association meeting after the decision to change the application to a H-GO district designation. Furthermore, the applicant provided on-site signage (separate from standard City of Calgary signage) and provided a dedicated phone and email line for public responses. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 20 letters of opposition from the public, 18 at first circulation and two when amended signage was posted indicating the H-GO application. The letters of opposition included the following areas of concern:

- provides the opportunity for too many units/secondary suites on the site
- not enough on-site parking and impacts to on-street parking availability
- shadowing impacts on the adjacent lot
- increased traffic impacts on the residential street

The Highland Park Community Association provided two letters of opposition, one on 2022 August 16 and the second on 2022 December 20 (Attachment 4). The December 5 letter identifies the following concerns:

- does not support the use of the H-GO district because it uses Floor Area Ratio (FAR) not residential density to manage the intensity of residential development
- does not support the reduced setback of the H-GO district compared to the existing district or other districts which have contextual setback requirements

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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 are being reviewed as part of the ongoing development permit application.

Following Calgary Planning Commission, notifications for a 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 H-GO District allows for a wider range of housing forms and an opportunity for more housing to be built than is currently allowed in the existing R-C2 District. This may better meet the diverse needs of present and future populations in this community and supports the neighbourhood by creating more homes for people to live in.

Environmental

This application does not include any actions that specifically address objectives of the Calgary Climate Strategy – Pathways to 2050.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

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