

Land Use Amendment in Highland Park (Ward 4) at 3307 – 2 Street NE, LOC2023-0068

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 3307 – 2 Street NE (Plan 5942AD, Block 4, Lots 39 and 40) 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 and townhouses, in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allow for development that is compatible with the character of the existing neighbourhood and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- 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 more 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.

DISCUSSION

This land use amendment was submitted on 2023 March 22 by Horizon Land Surveys on behalf of the landowner, Amandeep Chahal and Lakhvir Chahal. No development permit has been submitted at this time. The proposed R-CG District would accommodate grade-oriented development in the form of rowhouse buildings as noted in the Applicant Submission (Attachment 2).

The 0.05 hectare (0.13 acre) corner lot site is located in the north community of Highland Park at the southwest corner of 33 Avenue NE and 2 Street NE. The site is currently developed with a single detached dwelling and a driveway accessed from 33 Avenue NE, although a rear lane is also present. The site is in the lowest position on the block facing 33 Avenue NE, with the slope up to the west.

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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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 the public/interested parties and the Community Association was appropriate.

In response, the applicant contacted the community association and the councillor's office, delivered post cards to residents within a 90 metre radius and spoke with the residents when available. More details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

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

Administration received one letter from the public that is generally supportive of this application but included concerns around retaining wall and building setbacks. Those will be reviewed at the development permit stage.

The Highland Park Community Association provided comments on 2023 May 14 (Attachment 4) and indicated neither support nor opposition to this application. However, they expressed concerns about increased parking if secondary suites were being proposed, and groundwater seepage issue due to steep incline of the site. They also asked questions about the definition of units in the R-CG District and the differentiation in the H-GO District. In addition, they mentioned more specific comments would be provided at the future development permit stage.

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 suites, parking, and slope and retaining walls will be reviewed at the development permit stage.

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 proposal R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

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Environmental

This applicant has indicated in the Applicant Submission (Attachment 2) that they plan to pursue LEED GOLD certification, including green infrastructure, EV charging and roof top solar panel as part of a future development permit. This will be in alignment with the *Calgary Climate Strategy – Pathways to 2050* (Programs A, F and K). These will be implemented / explored further at the future development permit stages.

Economic

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

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