

Planning and Development Services Report to
Calgary Planning Commission
2023 July 20

ISC: UNRESTRICTED
CPC2023-0650
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Land Use Amendment in Charleswood (Ward 4) at 3502 Charleswood Drive NW,
LOC2022-0098

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 3502 Charleswood Drive NW (Plan 8172HS, Block 3, Lot 45) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 20:

That Council give three readings to **Proposed Bylaw 156D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 3502 Charleswood Drive NW (Plan 8172HS, Block 3, Lot 45) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

Opposition to Recommendation: Councillor Chabot

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented housing that primarily takes the form of a rowhouse, townhouse, or stacked townhouse and may include 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).
- What does this mean to Calgarians? The proposed land use amendment 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 Housing – Grade Oriented (H-GO) District would allow for more housing options that will 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 application, located in the northwest community of Charleswood, was submitted on 2022 June 08 by City of Calgary Real Estate & Development Services.

The original submission was to change the land use to a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District. Following Council's approved amendments to Land Use Bylaw 1P2007 to introduce the new Housing – Grade Oriented (H-GO) District, Administration worked with the applicant to revise the proposal and utilize the new standard district.

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The approximately 0.07 hectare (0.16 acre) site is located at the southeast corner of Charleswood Drive NW and Morley Trail NW. The City-owned parcel is not currently developed with any buildings or structures; site features include several mature trees and a small corner plaza with bench seating. There is a rear lane for future vehicle access to the site. The subject site was previously developed with a single detached house prior to the construction of the NW LRT extension and Crowchild Trail NW/Charleswood Drive NW overpass. The parcel was acquired by The City in 1987 due to back-sloping impacts to the previous development and to accommodate a temporary access road during construction. As indicated in the Applicant Submission (Attachment 2), the parcel is deemed surplus to municipal needs. A detailed planning evaluation of the application, including location maps and the site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- 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 attended a Triwood Community Association Planning Committee meeting on 2022 June 22. The applicant also delivered letters to all addresses within approximately 100 metres of the site at the beginning of the application process. After the application was changed to the H-GO District, a second round of letters were delivered to neighbours and onsite signage providing application details and contact information (supplementary and separate from standard City of Calgary signage) was installed by the applicant. Furthermore, both the Community Association and Ward 4 Office were notified of the change to the application and a second meeting with the Triwood Community Association Planning Committee and interested community members was held 2023 March 15. More details can be found in the Applicant Outreach Summary (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 seven letters in opposition to this application. The letters of opposition cited the following concerns:

- building height, shadowing, and a loss of privacy for neighbouring lots;
- increase in density;
- does not fit in with existing community character;
- on-site parking capacity;
- loss of existing permit parking space;
- lack of street access other than the lane;
- increased traffic;
- increased crime;
- increased noise;
- increased litter and waste;

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- loss of green space; and
- effect on the value of the existing neighbouring homes.

The Triwood Community Association Planning Committee provided a letter in opposition on 2023 March 27 (Attachment 4) identifying the following concerns:

- the City previously converted the land to park space to compensate for a loss of greenspace when an adjoining park was bisected by the widening of Crowchild Trail;
- the proposed redesignation would result in excessive density complicated by a lack of street access;
- the change in land use would negatively impact neighbouring properties;
- the proposed land use is inappropriate given the age, use, and experimental nature of the H-GO District;
- insufficient consultation and disclosure of information by City of Calgary Real Estate & Development Services;
- inconsistent application of 'Inner City' policy areas; and
- the applicant is not acting in the best interests of the community or city.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The Applicant Outreach Summary (Attachment 3) describes and documents the history of the parcel as an interim landscaped area where future redevelopment was not ruled out. The land use amendment is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods, supporting a broader range of housing choice in established communities, and encouraging higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. The H-GO District is intended to accommodate site and building design that is adaptable to evolving housing needs in a form and scale that is consistent with low density residential districts. 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 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 diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Economic

The application supports the Corporate Land Strategy and Enhanced Rationalization Program designed to optimize the value of City-Owned land by identifying surplus land available for sale or alternate use, and completing value-added work required to prepare parcels for sale. The proposed land use would allow for a more efficient use of land, existing infrastructure, and services, and may 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
5. **Proposed Bylaw 156D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform