

Land Use Amendment in Highland Park (Ward 4) at 4216 – 2 Street NW, LOC2023-0201

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 4216 – 2 Street NW (Plan 6482GN, Block 8, Lot 2) 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 existing district (e.g. single detached, semi-detached, duplex dwellings and 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 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.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment was submitted on 2023 July 18 by K5 Designs on behalf of the landowner, Anita Fox. No development permit has been submitted at this time. However, the Applicant Submission (Attachment 2) indicates the owner's intention to develop four residential units with secondary suites.

The approximately 0.06 hectare (0.14 acre) midblock site is located on the east side of 2 Street NW between 41 Avenue NW and 42 Avenue NW. The site is developed with a single detached dwelling and a detached garage with lane access at the rear.

A detailed planning evaluation, 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

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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 respective community association was appropriate. In response, the applicant posted signage including an outline of the proposed development and sent a detailed letter to the Highland Park Community Association. Approximately 40 letters were also delivered to neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received seven letters of opposition. The letters of opposition included the following areas of concern:

- height, setbacks and density (number of proposed units);
- privacy and shadowing;
- impacts on community character;
- increased strain on existing infrastructure and public amenities; and
- increased traffic, decrease in parking availability and concerns of traffic safety.

The Highland Park Community Association provided a letter on 2023 August 16 (Attachment 4), identifying the following areas of concern:

- building height and form;
- increased density;
- parking calculation and supply; and
- applicability of the R-CG District versus the Multi-Residential – Contextual Grade-Oriented (M-CG) District.

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 parking, safety and access considerations, and waste and recycling will be reviewed and determined 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, the Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

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

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Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable strategies will be explored and encouraged at the subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services while providing 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