

**Land Use Amendment in Highland Park (Ward 4) at 458 – 33 Avenue NW,
 LOC2023-0256**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 458 – 33 Avenue NW (Plan 3674S, Block 8, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to Housing – Grade Oriented (H-GO) District to allow for grade oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the 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 H-GO District would allow for more housing to be developed on this site and make more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Providing an adequate supply of housing options is one approach to help manage the cost of housing in Calgary. The proposed H-GO District would allow for more market housing to be developed which 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 related to this proposal.

DISCUSSION

This land use amendment application in the northcentral community of Highland Park was submitted by O2 Planning and Design on behalf of the landowner, Lancor Investments Ltd., on 2023 September 5. No development permit application has been submitted at this time; however, the applicant has provided a conceptual plan showing a proposed layout for a five-unit rowhouse with suites as included in the Applicant Submission (Attachment 2).

The approximately 0.07 hectare (0.16 acre) parcel is located at the northeast corner of the intersection of 4 Street NW and 33 Avenue NW. The site is currently developed with a single detached dwelling and a rear detached garage. The site fronts onto 33 Avenue NW and has a gravel rear lane. Development in the immediate vicinity is a mix of older single detached dwellings as well as new single detached dwellings and duplexes.

A detailed planning evaluation of the application, including 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 respective community association was appropriate. In response, the applicant attended a meeting with the Highland Park Community Association on 2023 November 9 and circulated letters to adjacent residents. 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 three letters of opposition from the public. The letters of opposition included increased traffic and parking issues and reduced sunlight and privacy for neighbouring lots.

The Highland Park Community Association provided a letter in opposition on 2023 October 12. The Community Association response indicated that while there is an understanding of 4 Street NW being a corridor that is expected for higher intensity of development their preference would be to have the site re-develop under the Residential – Grade-Oriented Infill (R-CG) District in order to lower the overall building height and reduce the proposed intensity of the development by one unit.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Issues related to parking, servicing, and the impacts of site design on adjacent properties will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

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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*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice 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