

**Land Use Amendment in Highland Park (Ward 4) at 204 to 224 – 40 Avenue NW,
 LOC2023-0054**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.33 hectares ± (0.83 acres ±) at 204, 208, 212, 216, 220, and 224 – 40 Avenue NW (Plan 5422GK, Block 3, Lots 11 to 16) from Residential – Grade-Oriented Infill (R-CG) and Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 257D2023** for the redesignation of 0.33 hectares ± (0.83 acres ±) at 204, 208, 212, 216, 220, and 224 – 40 Avenue NW (Plan 5422GK, Block 3, Lots 11 to 16) from Residential – Grade-Oriented Infill (R-CG) and Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023
 October 19:

The following documents were distributed with respect to Report CPC2023-1108:

- A revised Cover Report;
- A revised Attachment 4; and
- A presentation entitled "LOC2023-0054 Land Use Amendment".

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a Housing – Grade Oriented (H-GO) District which primarily takes the form of a rowhouse, townhouse or stacked townhouse.
- 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 the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed H-GO District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for 32 main units and 32 lower units and an accessory residential building (carport) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, located in the northwest community of Highland Park, was submitted by Civicworks on behalf of the landowner 2429161 Alberta Inc. (Anthony Therrien-Bernard), Stephen Bauhart, Jarrod Jorn Gies, Amanda Rose, John Stegerman, and Christopher York) on 2023 March 03. The application proposes a land use amendment to the H-GO District (Attachment 2). The approximately 0.33 hectare (0.83 acre) site is six individual parcels located on the north side of 40 Avenue NW. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and at a scale consistent with low density residential districts.

A development permit (DP2023-01343) to accommodate 64 dwelling units was submitted on 2023 March 3 and is under review by Administration.

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 the public/interested parties and respective community association was appropriate.

In response, the applicant attended a Highland Park Community Association meeting, contacted the Ward Councillor's Office, installed custom on-site signage, delivered neighbourhood mailers to surrounding area residents within 200 metres of the subject site, and created a dedicated project voicemail and email inbox to field questions and concerns. 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 attended a virtual Community Association meeting between the Highland Park Community Association and the applicant on 2023 April 13.

Administration received 11 responses from the public in opposition of the proposed land use amendment, noting the following areas of concern:

- insufficient on-site parking;
- density too high;
- increase to local traffic and impact on availability of on-street parking;
- increased traffic in the laneway; and
- sun/shadow impact on neighbouring properties.

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In addition to the public letters received, the Highland Park Community Association provided an e-mail indicating their opposition to the application on 2023 April 15 (Attachment 4), highlighting similar concerns as identified above. **Additional correspondence from the Community Association specifically noted the potential for increasing vehicular traffic along 40 Avenue NW conflicting with increasing pedestrian volumes, as well as lack of local and community green space, uniformity of the proposed built form, and perceived lack of engagement by the applicant.**

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to accommodate grade-oriented development in a range of housing forms that are consistent with forms allowed by other low density residential districts. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design, including on-site parking, amenity space, and landscaping will be further reviewed as part of the development permit process.

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 social implications include housing affordability considerations as the H-GO District allows for a variety of grade-oriented development which can increase the diversity of housing options in the area. The H-GO District encourages development that is oriented towards pedestrians and public transportation which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

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

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.

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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 257D2023**
- 6. CPC Member Comments**
- 7. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform