

**Land Use Amendment in Parkdale (Ward 7) at 739 – 32 Street NW, LOC2023-0368**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 739 – 32 Street NW (Plan 8321AF, Block 53, Lots 1 and 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 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.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment, in the northwest community of Parkdale, was submitted by Horizon Land Surveys on behalf of the landowners, Karavaneer Singh Rai, Harpreet Bath, and Gurmeet Dhaliwal, on 2023 November 28. No development permit has been submitted at this time, and the applicant has not specified how the parcel will be developed (Attachment 2).

The approximately 0.06 hectare (0.14 acre) corner parcel is located at the intersection of 7 Avenue NW and 32 Street NW. The site is developed with a single detached dwelling and a detached garage with lane access at the rear of the property.

The site is well served by amenities and transit. The site is approximately 400 metres north of the Bow River Pathway (a six-minute walk), and the Westmount Charter Elementary School is located immediately adjacent on 32 Street NW. The site is within 300 metres (a four-minute walk) of the Primary Transit Network (PTN) on 3 Avenue NW (a four-minute walk), and the site is approximately 300 metres (a three-minute walk) northeast of the Parkdale Neighbourhood Activity Centre.

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 respective community association was appropriate. In response, the applicant sent out information flyers to residents within 90 metres of the subject site. 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 nine letters of opposition. The letters cited the following areas of concern:

- impact on community character;
- increased density and impact on existing infrastructure; and
- additional parking and traffic congestion.

The Parkdale Community Association submitted a letter of opposition on 2023 December 26 (Attachment 4) identifying the following concerns:

- intensification would be better suited to other areas in the neighbourhood;
- the redesignation would lead to traffic congestion and parking issues; and
- the proposed redesignation is premature given the status of the South Shaganappi Communities Local Area Plan.

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 parking 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, Commission's recommendation and the date of the Public Hearing will be advertised.

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**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.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. 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