

**Land Use Amendment in Highland Park (Ward 4) at 212 – 32 Avenue NE,  
 LOC2023-0352**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 212 – 32 Avenue NE (Plan 5942AD, Block 4, Lots 14 to 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 FEBRUARY 22:**

That Council give three readings to **Proposed Bylaw 100D2024** for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 212 – 32 Avenue NE (Plan 5942AD, Block 4, Lots 14 to 16) 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 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 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 related to this proposal.

**DISCUSSION**

This land use amendment application in the northeast community of Highland Park was submitted by Horizon Land Surveys on behalf of the landowners, Baadani Development Inc., on 2023 November 10. No development permit has been submitted at this time.

The approximately 0.08 hectare (0.19 acre) midblock site is located on 32 Avenue NE between 1 Street NE and 2 Street NE. The subject site is surrounded by single detached dwellings and duplex dwellings are located across the street. Corner parcels to the east and west of the site have been redesignated to the R-CG District. A variety of Multi-Residential parcels are located 90 metres (a two-minute walk) southwest. The subject site is located approximately 300 metres (a four-minute walk) west of Edmonton Trail NE and 230 metres (a three-minute walk) east of Centre Street N, both of which are Urban Main Streets.

**Land Use Amendment in Highland Park (Ward 4) at 212 – 32 Avenue NE,  
LOC2023-0352**

---

As indicated in the Applicant Submission (Attachment 2) the proposed land use district aligns with relevant policies that encourage the redevelopment of inner-city communities.

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 reached out to the Highland Park Community Association and delivered post cards to residents within a 100-metre radius of the site. The applicant spoke to residents and received their feedback. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practice, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

The Highland Park Community Association (CA) provided a letter on 2024 January 9 (Attachment 4). While the CA does not oppose this land use application, they identify several high-level concerns regarding redevelopment in Highland Park.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms while being sensitive to adjacent development. 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 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 proposed application enables the continuation of development in the community of Highland Park. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses. The proposed R-CG District would allow for a

**Land Use Amendment in Highland Park (Ward 4) at 212 – 32 Avenue NE,  
LOC2023-0352**

---

wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**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 stages.

**Economic**

The ability to develop up to four dwelling unites and secondary suites on this site would allow for a more efficient use of land, existing infrastructure and services, and 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 100D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform