

**Land Use Amendment in Highland Park (Ward 4) at 440 – 32 Avenue NW,  
 LOC2024-0083**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 440 – 32 Avenue NW (Plan 3674S, Block 7, Lots 10 and 11) 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) 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.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This application, in the northwest community of Highland Park, was submitted by Horizon Land Surveys, on behalf of the landowner Mountainpoint Homes Ltd. on 2024 March 13. The approximately 0.06 hectare (0.14 acre) parcel is located on the north side of 32 Avenue NW, approximately 70 metres east of 4 Street NW and is currently developed with a single detached dwelling and detached garage. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the desire to accommodate additional density and housing types.

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

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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 the Community Association was appropriate. In response, the applicant delivered post cards to residents within a 100-metre radius and spoke to residents who were available. In addition, the applicant contacted the Highland Park Community Association (CA) and Ward 4 Councillor's Office. 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.

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

The CA provided a letter on 2024 April 18 (Attachment 4) of non-opposition, along with the following considerations to be addressed at the development permit application stage:

- allocation of amenity space;
- storage and placement of waste and recycling facilities;
- privacy of secondary suite residents and adjacent neighbours;
- loss of mature trees;
- parking;
- traffic; and
- pedestrian safety.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is supported by City policies. 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 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**

The proposed R-CG District would allow for a 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.

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**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs H and K).

**Economic**

The proposed land use amendment would enable the development of four residential dwelling units and four secondary suites. The development would provide housing opportunity and diversity, while making more efficient use of existing infrastructure.

**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