

Land Use Amendment in Highland Park (Ward 4) at multiple properties, LOC2024-0099

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectare ± (0.43 acres ±) located at 4016, 4020 and 4024 – 3 Street NW (Plan 3674S; Block 24; Lots 16 to 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site 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 is compatible with the character of the existing neighbourhood and aligns with the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) 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 H-GO 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 citywide, including these parcels. 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 landowners 2570872 Alberta Ltd. (Har Sandhu), White Castle Homes Inc and Kam Dhaliwal on 2024 April 1. As indicated in the Applicant Submission (Attachment 2), the proposed land use district would facilitate a rowhouse/townhouse development. The three parcels measuring approximately 0.17 hectares (0.43 acres) are located on the south side of 40 Avenue NW and on the east side of 3 Street NW and are currently developed with three single-detached dwellings and detached garages.

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 postcards to residents within a 100 metre radius and went door to door to discuss the proposal with residents. The Application 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 posting on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four letters of opposition from the public. The areas of concern include parking and traffic safety, density, privacy and community character.

Administration received comments in opposition from the Highland Park Community Association (CA) (Attachment 4). The Highland Park Community Association is opposed to the proposal including 4016 – 40 Avenue NW in the redesignation to H-GO District, noting a preference for R-CG District as a better transition between H-GO District and existing adjacent development. The CA notes that should H-GO District be approved for the parcel, the development permit application should show an appropriate transition.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate for the following reasons:

- the MDP encourages moderate intensification, more efficient use of existing infrastructure, public amenities and transit within the Developed Residential – Inner City area;
- the proposal meets the purpose statement criteria for the H-GO District;
- the H-GO District is designed to be suitable adjacent to low-density residential development; and
- many of the public concerns may be managed at the development permit review stage and addressed through setbacks and building design.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent owners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed H-GO 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, K)*. The measures include: pursue LEED GOLD certification, preserve mature vegetation and install permeable pavement.

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 within proximity of the Lions Park LRT Station.

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