

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0406
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**Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW,
LOC2023-0385**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 47 – 34 Avenue SW (Plan 5793U, Block 7, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY
09:**

That Council:

1. Give three readings to **Proposed Bylaw 48P2024** for the amendment to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 189D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 47 – 34 Avenue SW (Plan 5793U, Block 7, Lots 33 and 34) from 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, 2024
May 9:

“Moved by Commissioner Small

That the Consent Agenda be approved as follows:

...

7.2.4 Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW, LOC2023-0385, CPC2024-0406

For: (7) Councillor Carra, Director Mahler, Commissioner Hawryluk, Commissioner Weber, Commissioner Small, Commissioner Gordon, and Commissioner Campbell-Walters

Against: (1) Commissioner Pollen

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site in proximity to an Urban Main Street and the Primary Transit Network, 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices in 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.
- An amendment to the *Parkhill/Stanley Park Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Parkhill, was submitted by Tricor Design Group on behalf of the landowner, 2428513 Alberta Ltd. (Ronald Jacob Wall), on 2023 December 11. No development permit application has been submitted at this time.

The approximately 0.07 hectare (0.17 acre) midblock site is located on the south side of 34 Avenue SW and north of Mission Road SW. It is currently developed with a single detached dwelling accessed from 34 Avenue SW.

The site is within 200 metres of primary transit service and within 200 metres of MacLeod Trail South which is identified as an Urban Main Street in the MDP. It is also within 600 metres of an existing the LRT platform and thereby meets the location criteria of the H-GO District established in the Land Use Bylaw 1P2007.

The proposed H-GO District allows for flexibility in developing a range of grade-oriented housing forms at a scale that is consistent with low density residential districts. As indicated in the Applicant Submission (Attachment 3), the proposed policy and land use amendment provides for a multi-family development that aligns with the surrounding development.

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 respective community association was appropriate. In response, the applicant sent an email to Parkhill/Stanley Park Community Association (CA) and reached out to surrounding neighbours delivering letters of intent for the proposed redesignation. The Applicant Outreach Summary can be found in Attachment 4.

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 six letters of objection and one letter of neutral position from the public, which included the following areas of concern:

- community character;
- scale of development (height, lot coverage, etc.);
- increased density in the area;
- increased parking demand;
- decreased privacy;
- increased traffic impacts on 34 Avenue SW and the adjacent roads;
- decreased safety;
- infrastructure capacity; and
- shadowing impacts.

Administration also received two letters of support from the public, which indicate support for the following reasons:

- the area shares a mixture of multi-family, residential and commercial uses; and
- the proposed land use aligns with the surrounding developments and neighbourhood.

The CA did not provide a response to the circulation. Administration followed up by email and the CA provided a response expressing no specific concerns with the rezoning application, but they noted the concerns raised by the neighbouring residents (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design and servicing 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 out 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 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.

Environmental

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which support the overall objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment 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.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 48P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 189D2024**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform