

**Policy and Land Use Amendment in Parkhill (Ward 8) at 43 – 34 Avenue SW,  
 LOC2024-0056**

**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 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 43 – 34 Avenue SW (Plan 5793U, Block 7, Lot 35 and a portion of Lot 36) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a range of grade oriented building types including rowhouses, townhouses and stacked townhouses
- The proposal represents an appropriate density increase of a residential site in proximity to an Urban Main Street and 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.
- No development permit has 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 the landowner, Gerald McNulty, on 2024 February 25. No development permit application has been submitted at this time.

The approximately 0.06 hectare (0.15 acre) midblock site is located on the south side of 34 Avenue SW 30 metres to the east of the junction with Erlton Street SW. The site is currently developed with a single detached dwelling. It is well served by public transit, and is close to a number of bus stops, local parks, and commercial and retail amenities along Macleod Trail S. As indicated in the Applicant Submission (Attachment 3), the proposed land use district allows for similar built forms as allowed under the current R-CG District.

The subject site is located within 600 metres of an existing LRT platform and therefore meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007.

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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 immediate neighbours to discuss the application. 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 four letters of objection from the public, which included the following areas of concern:

- increased parking demand due to increased density;
- increased traffic impacts on 34 Avenue SW and the adjacent roads;
- decreased safety due to more traffic; and
- public infrastructure such as water and sewer lines may not be able to accommodate an increase in users.

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

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

No comments from the Parkhill Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration also contacted the Erlton Community Association as the subject site is located at the shared boundary between Parkhill and Erlton. The Erlton Community Association provided a letter of objection on 2024 August 22 (Attachment 5) identifying the inappropriate density increase at this location.

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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 Public Hearing of Council for the land use amendment and policy 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 social implications include housing affordability considerations as the H-GO District allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The H-GO District encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. 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 proposed land use 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 proposal.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendment to the Parkhill/Stanley Park Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 September 05**

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Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
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