

**Land Use Amendment in Highland Park (Ward 7) at 457 – 33 Avenue NW,
 LOC2021-0175**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acre ±) located at 457 – 33 Avenue NW (Plan 3674S, Block 7, Lots 57 and 58) 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 in addition to the building types listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions 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 increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use would allow for greater housing choice to 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 regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the northwest community of Highland Park, was submitted by Tricor Design Group on behalf of landowner 1407668 Alberta Ltd (Helen Lam, Sy Lam) on 2021 October 25. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates a potential four-unit rowhouse with detached garage.

This approximately 0.06 hectare corner parcel is located at the southeast corner of the intersection of 4 Street NW and 33 Avenue NW. The site is currently occupied by a single detached dwelling with rear lane access to a detached garage.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of this land use redesignation application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach and engagement with stakeholders and the respective Community Association was appropriate. In response, the applicant completed a letter maildrop to nearby properties and had a conversation with the Highland Park Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received four responses in opposition from the public noting the following areas of concern:

- increase in parking demand and on-street parking;
- traffic generation;
- building height;
- erosion of community character;
- noise; and
- loss of vegetation.

The Highland Park Community Association provided comments on 2021 November 26 that generally support the proposed land use redesignation (Attachment 4).

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. It provides modest density increases within neighbourhoods while being sensitive to adjacent development. The building and site design, on-site parking, and number of units will be further reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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 land use district would allow for a wider range of housing types than the existing land use district, and as such, the proposed change 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 [Climate Resilience Strategy](#). Further opportunities to align future development on this site with

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applicable climate resilience strategies will be explored and implemented at the development and building permit stages.

Economic

The ability to develop up to four rowhouse units, with the possibility of secondary suites would allow for more efficient use of existing infrastructure and services.

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