

Applicant Submission

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O2

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On behalf of Lancor Investments Ltd., O2 is proposing to redesignate a corner parcel located at 458 33 Avenue NW in Highland Park. The proposed land use amendment from Residential Contextual One/Two Dwelling (R-C2) to Housing-Grade Oriented (H-GO) will enable 'missing middle' housing and increase housing variety to support Calgarians. The development vision for the site is to accommodate grade-oriented development, accommodating five townhouse dwellings and five additional units below grade to support a range of household needs.

The subject site fronts 33 Avenue NW, located east of 4 Street NW and north of 16 Avenue NW. Frequent bus service is available directly adjacent to the site on 4 Street NW, and east on Centre Street N, a designated Urban Main Street (600m), enabling convenient access to transit. The future Green Line LRT is proposed on Centre Street N with a planned stop located at 28 Avenue NE, approximately 800 metres from the site. On street cycling connections are available south on 32 Avenue NW and through a shared lane east on 3 Street NW, providing active travel connections to Nose Creek and Downtown Calgary. Future intensification on the site will benefit from nearby transit connections, future infrastructure upgrades and active modes.

The site is characterized by a bungalow style dwelling and detached garage. The surrounding context is in transition, including bungalow-style dwellings and new duplex style dwellings in addition to both active and recently approved rowhouse applications. Given the parcel location and size, future townhouse development will enable a contextually appropriate response to the surrounding context and the changing context of the immediate area.

The site is regulated by the North Hill Communities Local Area Plan (LAP), designated 'Neighbourhood Connector' with a building scale modifier of 'Low' (up to 6 storeys). The proposed grade-oriented development does not maximize the envisioned scale modifier of the LAP, however, is an appropriate built form given the lot size and the surrounding context of the immediate area. Future intensification of the parcel will increase available residential units and create a strong street-facing interface on 4th Street and 33 Avenue (Policy 2.2.5.1a.i). The proposed redesignation will implement the policy of the North Hill Communities Local Area Plan, providing grade-oriented housing to support a range of households.

The proposed land use amendment is consistent with the North Hill Communities Local Area Plan, increasing housing choice and diversity to respond to changing growth needs. The proposed development aligns with existing policies of the MDP, encouraging infill development that is similar in scale and built form to increase the mix of housing (Policy 2.2.5a). Intensification on the site is supported by the Calgary Transportation Plan encouraging redevelopment in locations with access to multi-modal opportunities, mitigating congestion and reducing environmental impacts associated with single occupancy trips.

The H-GO district was chosen as the most appropriate district, providing flexible development regulations to enable a variety of grade-oriented development. The proposed townhouse concept was selected as the most appropriate strategy to provide larger units to support a broader range of household needs and create a consistent street orientation fronting 4 Street. The R-CG district was not selected because the maximum height and density do not align with the intent of the North Hill Communities Local Area Plan (LAP), that envisions higher intensification on 4th Street near transit. In addition, the development vision required additional height and density which could not be achieved under the R-CG land use district.

In summary, the proposed land use enables development that will:

- Increase and diversify residential offerings near existing and future transportation infrastructure and community amenities.
- Provide grade-oriented housing that aligns with the vision and policies of the North Hill Communities Local Area Plan and is contextually sensitive to adjacent low-density development.
- Propose intensification in a located identified for growth and capable of absorbing redevelopment.

