

Planning and Development Services Report to
Calgary Planning Commission
2024 October 31

ISC: UNRESTRICTED
CPC2024-1177
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**Land Use Amendment in Highland Park (Ward 4) at 448 – 36 Avenue NW,
LOC2024-0216**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 448 – 36 Avenue NW (Plan 3674S Block 23 Lots 5 to 7) from Special Purpose – Community Service (S-CS) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
OCTOBER 31:**

That Council give three readings to **Proposed Bylaw 4D2025** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 448 – 36 Avenue NW (Plan 3674S Block 23 Lots 5 to 7) from Special Purpose – Community Service (S-CS) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to single detached, semi-detached, duplex dwellings and secondary suites.
- The proposal 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)* 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 greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG 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.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Highland Park, was submitted by Patrick Churchman on behalf of the landowner, George Kamasinsky, on 2024 August 27. No development permit application has been submitted at this time. As indicated in the Applicant Submission (Attachment 2), the proposed R-CG District is intended to bring the site into alignment with a land use district that reflects its current and historic use. This land use amendment will also bring the site into alignment with the LAP as well as other neighbouring parcels that were redesignated R-CG as part of the citywide rezoning that went into effect on 2024 August 06.

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The approximately 0.08 hectare (0.19 acre) site is located along 36 Avenue NW with no rear lane access. The site is currently developed with a single detached dwelling and a garage with front driveway access off of 36 Avenue NW. The subject site is situated approximately 40 metres (one-minute walk) east of 4 Street NW, and approximately 575 metres (a 10-minute walk) west of Centre Street N.

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 the respective community association was appropriate. They determined that as the application is intended to redesignate the parcel to a district that more accurately aligns with the current use of the parcel, no outreach would be undertaken. More details can be found in the Applicant Outreach Summary (Attachment 3).

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.

No public comments were received at the time of writing this report. The Highland Park Community Association provided their comments indicating support for the proposal on 2024 September 6 (Attachment 4).

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

IMPLICATIONS

Social

The proposed R-CG 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

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 any future development 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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 4D2025**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform