

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0462
Page 1 of 7

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,
LOC2018-0002, Bylaw 176D2018**

EXECUTIVE SUMMARY

This application was submitted by Kubix on 2018 January 04 on behalf of the landowner Domenico Buonincontri. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. suites, single-detached, semi-detached and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the Residential – Grade Oriented Infill (R-CG) District.

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters. The proposal is in conformance with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.20 acres ±) located at 3809 – 2 Street NW (Plan 3674S, Block 22, Lots 40 to 42) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott

Absent: A. Palmiere and L. Juan

Carried: 5 – 1

Opposed: D. Leighton

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 176D2018; and

1. **ADOPT** the proposed redesignation of 0.08 hectares ± (0.20 acres ±) located at 3809 – 2 Street NW (Plan 3674S, Block 22, Lots 40 to 42) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 176D2018.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,
LOC2018-0002, Bylaw 176D2018**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Site Context

The subject site is located in the community of Highland Park. The site is approximately 0.07 hectares in size with approximate dimensions of 21 by 36 metres. A rear lane exists to the west of the site. The property is currently developed with a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west, east and south. The site is also within close proximity of the Highland Park Community Centre and James Fowler High School. As identified in *Figure 1*, the community of Highland Park has seen population decline over time after reaching its population peak in 1969.

Figure 1: Community Peak Population

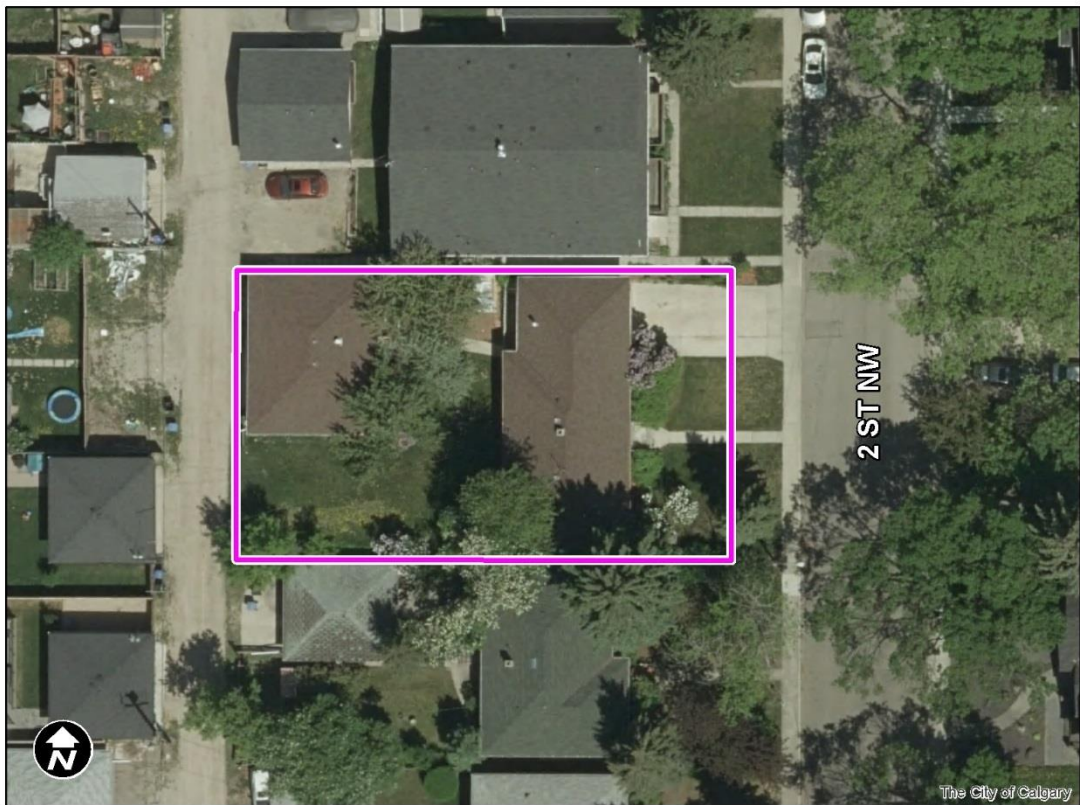
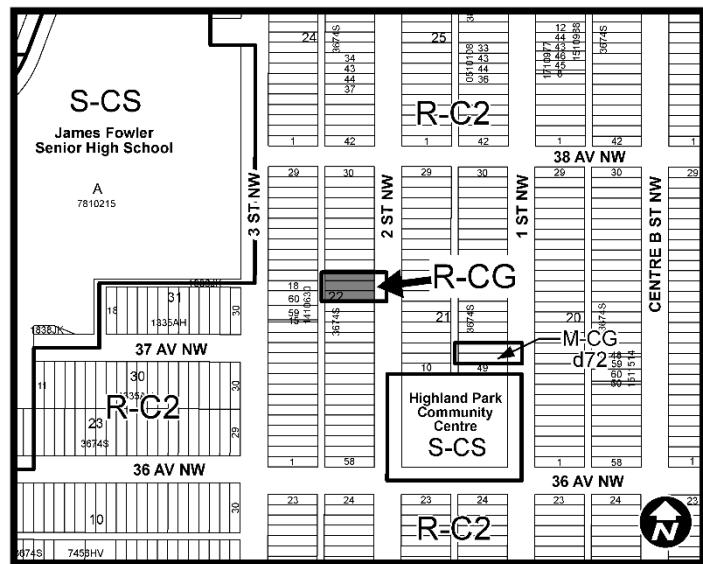
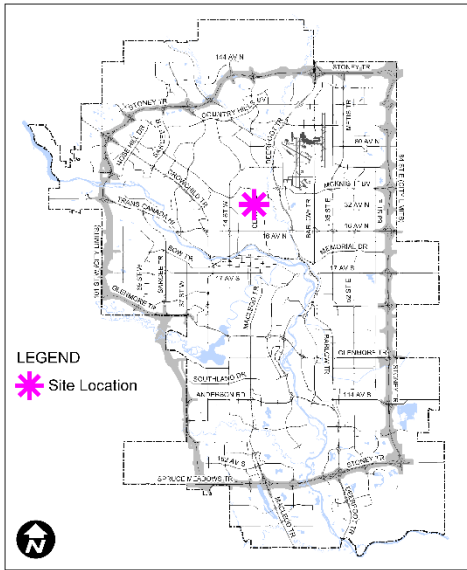
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2017 Current Population	3,998
Difference in Population (Number)	-877
Difference in Population (Percent)	-18%

Source: *The City of Calgary 2017 Census*

Additional demographic and socio-economic information may be obtained online on the [Highland Park](#) community profile.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,
LOC2018-0002, Bylaw 176D2018**

Location Maps



**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,
LOC2018-0002, Bylaw 176D2018**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, side-by-side and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street and have a minimum width of 4.2 metres. The maximum density of 75 units per hectare combined with minimum façade width would allow for up to four (4) dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

Implementation

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit application for a new rowhouse building on this site. The overall size of the building, site layout and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

Infrastructure

Transportation Networks

The subject site is located approximately 500 metres from transit stops for several bus routes on 4 Street NW as well as approximately 450 metres from BRT stops along Centre Street. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,
LOC2018-0002, Bylaw 176D2018**

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

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

The Highland Park Community Association was circulated as part of this application. An email was submitted (Attachment 2) indicating that they do not support the redesignation for the following reasons:

- the site is on a minor residential street adjacent to all R-C2 zoning;
- there are better locations for density in the community; and
- concern that the R-CG allows for a built form out of scale with the neighbours.

There were three letters received in response to the application from the surrounding neighbours all in opposition. The letters expressed concerns with changing the nature of the neighbourhood, loss of greenspace, potential reduction in property values and traffic and parking issues.

The applicant has stated they intend to meet with the Community Association and neighbours in order to discuss their concerns and see what may be addressed through the potential development.

Engagement

No public meetings were held by the applicant or Administration for this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with the policies on Community Development.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,
LOC2018-0002, Bylaw 176D2018**

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developed - Established Area of the *Municipal Development Plan* (MDP). The applicable Municipal Development Plan policies encourage redevelopment of low-density neighbourhoods that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The Municipal Development Plan also calls for modest redevelopment of Established Areas particularly where they support an enhanced Base or Primary Transit Network.

Location Criteria for Multi-Residential Infill (Non-statutory, 2014)

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets some of the location criteria such as being located in close proximity to an existing corridor, having lane access and is located within close proximity of a transit stop and primary transit stop.

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,
LOC2018-0002, Bylaw 176D2018**

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Highland Park Community Association Letter
3. Letters Received by Calgary Planning Commission
4. Calgary Planning Commission Motions and Amendments
5. Calgary Planning Commission Member Comments
6. Proposed Bylaw 176D2018