

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0652
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**Land Use Amendment in Highland Park (Ward 4) at 304 – 32 Avenue NE,
LOC2018-0067, Bylaw 226D2018**

EXECUTIVE SUMMARY

This application was submitted by TC Design and Consulting on 2018 March 23 on behalf of the landowner Manpreet Nahil. 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. secondary 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.

There is no local area plan that covers this area of the city. The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 304 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 23 and 24) 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: L. Juan
Absent: E. Woolley

Carried: 6 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 226D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 304 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 23 and 24) 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 226D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

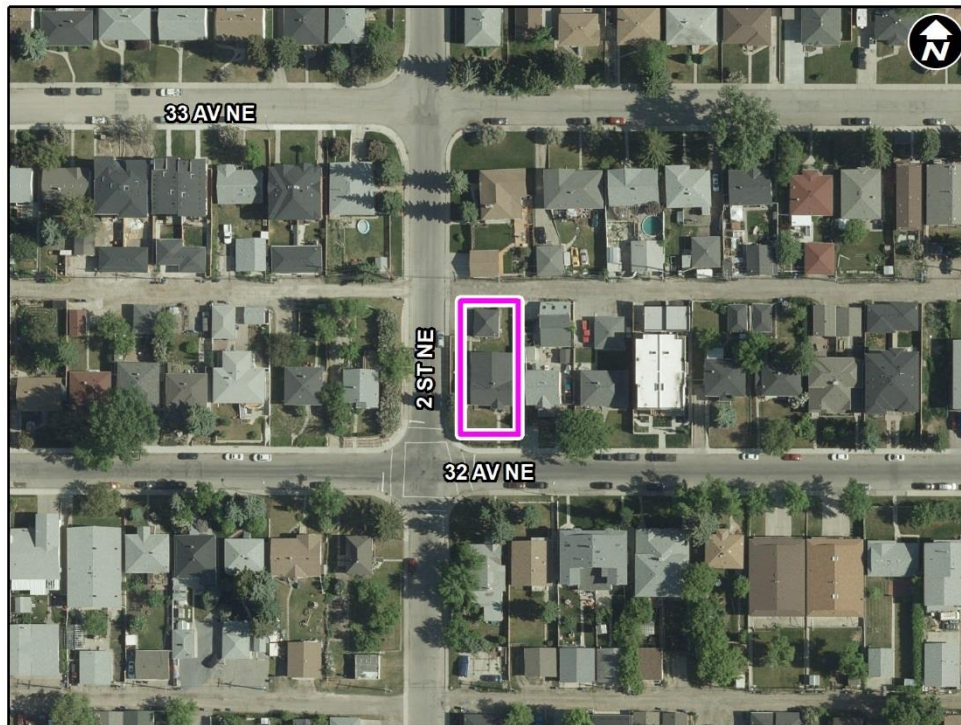
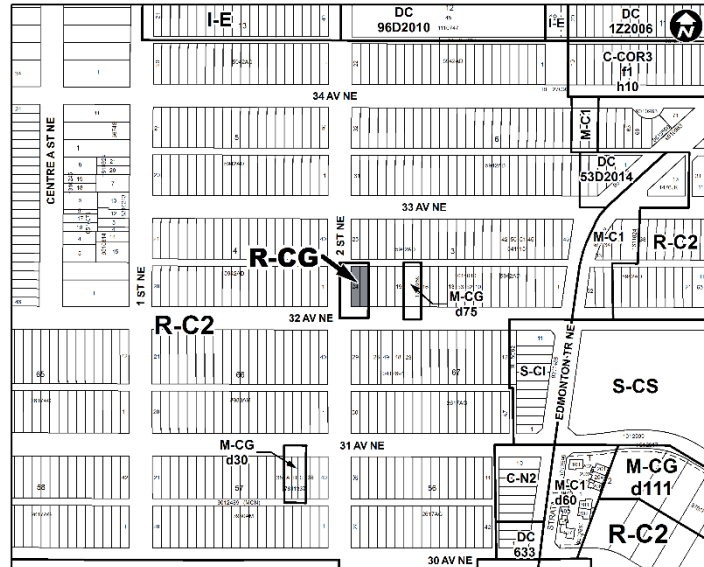
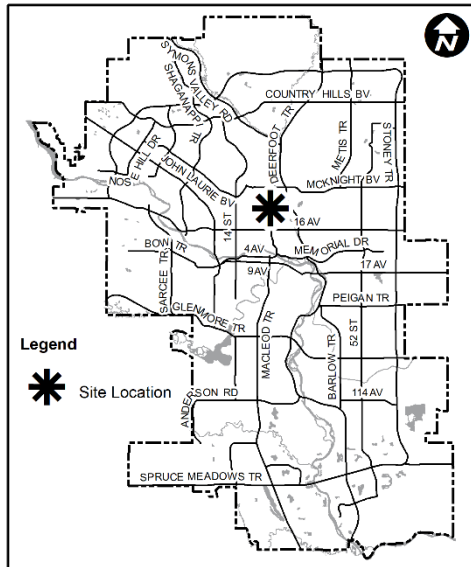
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BACKGROUND

Location Maps



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Site Context

The subject site is a corner lot located in the community of Highland Park north of 32 Avenue NE and east of 2 Street NE. The site is approximately 0.05 hectares in size with approximate dimensions of 15 by 35 metres. A rear lane exists to the north of the site. The property is currently developed with a single detached building with a detached garage that is accessed from 2 Street NE. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west and south. There is a multi-residential development three lots to the east on 32 Avenue NE.

The population of Highland Park has experienced a population decline from its peak in 1969, as indicated in *Figure 1* below.

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 Civic Census*

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

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, semi-detached 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 per lot.

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. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the subject site.

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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

On 2018 March 22, a development permit (DP2018-1163) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a two-storey, four-unit rowhouse building. Administration's review of the development permit will determine the building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this redesignation application.

Infrastructure

Transportation Networks

The subject site is located on the corner of 32 Avenue NE and Second Street NE. Thirty-Second Avenue is classified as a collector street in this area. The site is also approximately 230 metres from transit stops for several bus routes on Edmonton Trail NE as well as approximately 400 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 or the associated development permit application.

Utilities and Servicing

Water, sanitary and storm 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:

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- The subject site is located on a minor residential street on the periphery of the community with all adjacent properties being zoned R-C2;
- Traffic concerns;
- Parking concerns;
- Specific road and pedestrian conditions are not suitable for this proposal; and
- No existing Area Redevelopment Plan.

Following the receipt of the Community Association letter, the applicant revised their application to R-CG from the original proposal of Multi-Residential – Contextual Grade-Oriented (M-CG) District. The Community Association has been advised of the change, however the Community Association has not provided additional comments on the land use amendment application.

One letter of objection was received from the current tenant living in the single-detached dwelling on the subject parcel who had concerns regarding future eviction. No other letters were received by neighbours.

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 meets the policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan*. The applicable policies encourage redevelopment of inner-city communities 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 a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant *Municipal Development Plan* policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

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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 to be used in conjunction with other relevant planning policy, such as the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context. The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop station;
- on a collector or higher standard roadway on at least one frontage;
- direct lane access; and
- along or in close proximity to an existing or planned corridor or activity centre.

The following criteria were not met:

- adjacent to or across from existing or planned open space or park or community amenity.

The proposed amendment includes moderate intensification, generally consistent with the location criteria for multi-residential infill development, the proposal has a minimal impact on adjacent properties and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for a 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.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal generally 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 a corner site, is located within walking distance of several transit stops, and has direct lane access – all of which are consistent with the *Location Criteria for Multi-Residential Infill* development.

ATTACHMENT(S)

1. Applicant's Submission
2. Highland Park Community Association Letter
3. Proposed Bylaw 226D2018
4. **Public Submission**