

## Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Iredale Architecture on 2018 July 25 on behalf of the landowners Daqing Chu and Li Weng. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached dwellings, semi-detached dwellings, duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG District.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan*. There is no local area plan that covers the subject site.

A development permit application for a four-unit rowhouse development (DP2018-3573) has been submitted and is under review by Administration. Some supporting development permit information is included in Attachment 3.

#### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 202 - 32 Avenue NE (Plan 5942AD, Block 4, Lots 19 and 20) 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.

#### PREVIOUS COUNCIL DIRECTION / POLICY

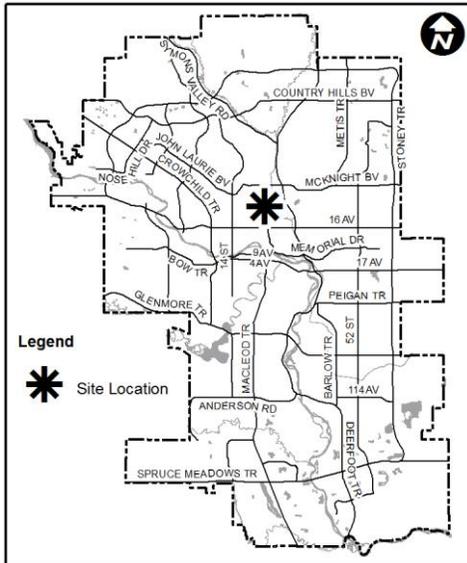
None.

#### BACKGROUND

This redesignation application was submitted by Iredale Architecture on 2018 July 25 on behalf of the landowners, Daqing Chu and Li Weng. A development permit application for a four-unit rowhouse development (DP2018-3573) has been submitted and is under review (Attachment 3).

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Location Maps



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### Site Context

The subject site is located on the northeast corner of the intersection of 1 Street NE and 32 Avenue NE in the community of Highland Park. Surrounding development is characterized by single detached and semi-detached dwellings. Greenview Industrial Area is located approximately two blocks north of the subject site. Centre Street N is located one block west. One block to the east, on the northeast corner of 2 Street NE and 32 Avenue NE, a corner parcel was recently redesignated to the Residential – Grade-Oriented Infill (R-CG) District (2018 July 23).

The subject property is approximately 0.05 hectares in area with dimensions of approximately 15 metres by 35 metres. It is currently developed with a one-storey single detached dwelling, an accessory residential building, and a detached garage. This parcel has lane access, though access is currently taken from a driveway accessed on 1 Street NE.

As identified in *Figure 1*, Highland Park has experienced a population decline from its peak in 1969.

*Figure 1: Community Peak Population*

<b>Highland Park</b>	
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 represents a modest increase in density for a corner parcel of land in an established area and provides for a development form that will be compatible with the low-density residential character of the existing neighbourhood as discussed in the Strategic Alignment section of this report.

### Planning Considerations

The primary planning consideration in evaluation of this application consisted of determining the appropriateness of the proposed land use district based on the local context and whether it aligns with the *Municipal Development Plan*.

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### ***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 dwellings, semi-detached dwellings and duplex dwellings. Single detached dwellings 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 allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four 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 in the R-CG District, provided they are less than 45 square metres in size, are located within 150 metres of a frequent bus service, and provides specific space for mobility alternatives such as bicycles.

### ***Development and Site Design***

A development permit for a four unit rowhouse development with a four car detached garage was submitted concurrently with this land use amendment (see Attachment 3). The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include:

- ensuring an engaging built interface along both 1 Street NW and 32 Avenue NW;
- emphasizing individual at-grade entrances;
- provision of parking for the rowhouse development; and
- locations and screening of amenity spaces.

### ***Environmental***

There are no environmental concerns associated with the site or this proposal.

### ***Transportation Networks***

Pedestrian access to the site is available from 1 Street NE and 32 Avenue NE while vehicular access will be provided off the rear lane. The area is served by Calgary Transit, with a primary transit network connection located within 250 metres walking distance west of the site along Centre Street N. In the future, this site will be located within 500 metres of a Council approved Green Line LRT station identified for Centre Street N and 28 Avenue N (currently not funded). On-street parking adjacent to the site is not subject to any specific regulation. A Transportation Impact Assessment was not required as part of this application.

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### ***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. Storm sewer is not immediately available for connection, but appropriate stormwater management solutions as well as site servicing 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 landowners and the application was advertised online.

Comments received from the Highland Park Community Association was generally supportive of the proposed land use amendment, with some concerns expressed regarding the availability of street parking in the area.

Administration received two letters of opposition to the application. Already congested on-street parking was cited as the main reason for opposition in both letters.

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.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

#### ***Municipal Development Plan (Statutory, 2009)***

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan*. The applicable *Municipal Development Plan* policies encourage redevelopment and modest intensification in inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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

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**Social, Environmental, Economic (External)**

The recommended land use allows for a wider range of housing types than the existing Residential – Contextual One /Two Dwelling (R-C2) District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

**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 land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATIONS:**

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Development (DP2018-3573) Summary