

Land Use Amendment in Highland Park (Ward 4) at 103 – 43 Avenue NE and 4316 Centre Street NE, LOC2020-0196

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.31 acres \pm) located at 103 – 43 Avenue NE and 4316 Centre Street NE (Plan 5422GK, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for a street-oriented multi-residential, commercial or mixed-use development, up to 21 metres (6 storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity near the future 40 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan*. The community of Highland Park does not currently have a local plan but are included in the future *North Hill Communities Local Area Plan*.
- What does this mean to Calgarians? More residential and/or commercial uses in a walkable and mixed-use area near a future Green Line LRT Station maximizes the future Green Line investment and provides diversity of housing choice.
- Why does this matter? Allowing for more density and intensity near future Green Line LRT stations represents more efficient use of existing and proposed transit infrastructure and offers more mobility choices to residents.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment was submitted on 2020 December 09 by K5 Designs on behalf of the landowners, Nam Kiong Pui, Liang Ing Pui and Mina Hanna. The Applicant Submission can be found in Attachment 2.

The site consists of two contiguous parcels located at the southeast corner of Centre Street N and 43 Avenue NE in the community of Highland Park. These parcels have a cumulative area of approximately 0.13 hectares (0.31 acres) and are located approximately 250 metres (a three-minute walk) from the future 40 Avenue N Green Line LRT Station. The parcels are currently developed with single detached dwellings and have rear lane access.

The proposed MU-1f4.0h21 District represents an increase in building height and floor area, while offering the flexibility of constructing multi-residential, commercial or mixed-use buildings. The current R-C2 District is primarily for single detached and semi-detached dwellings. No development permit application has been submitted at this time.

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A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders 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 public stakeholders and respective community association was appropriate. In response, the applicant went door-to-door in the nearby area. The applicant collected three letters of support and received one comment in opposition. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report. The Highland Park Community Association provided a letter of support on 2021 January 26 (Attachment 3).

Following Calgary Planning Commission, notifications for 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 land use district allows for growth and redevelopment near a future Green Line LRT station promoting a walkable, mixed-use area. It may better accommodate the needs of people looking for easy access to jobs, shopping, and services with good transit service and diversity of housing and mobility options.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a six-storey multi-residential, commercial or mixed-use development is expected to bring additional people in closer proximity to the future Green Line LRT station and help create a viable transit-oriented node. The proposal will also make more efficient use of existing infrastructure while maximizing the future Green Line investment.

**Planning & Development Report to
Calgary Planning Commission
2021 April 8**

**ISC: UNRESTRICTED
CPC2021-0456
Page 3 of 3**

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Response
4. Applicant Outreach Summary

Department Circulation

| General Manager | Department | Approve/Consult/Inform |
|-----------------|------------|------------------------|
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