

**Land Use Amendment in Crescent Heights (Ward 7) at 901 Centre Street NW,
 LOC2020-0203**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.15 hectares \pm (0.36 acres \pm) located at 901 Centre Street NW (Plan 3946N, Block 26, Lots 20 to 24 inclusive) from Commercial – Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Mixed Use – Active Frontage (MU-2f4.0h21) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for a street-oriented mixed-use or commercial development up to 21 metres (6 storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity adjacent to the future 9 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? More commercial and residential uses in a walkable and mixed-use area near a future Green Line LRT station would maximize the future Green Line investment and provide diversity of housing choice.
- Why does this matter? Allowing for more density and intensity near the future Green Line LRT station 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 16 by K5 Designs on behalf of the landowner, Perma Insurance Continental Inc. The Applicant Submission can be found in Attachment 2. No development permit application has been submitted at this time.

The 0.15 hectare (0.36 acre) site is located at the northwest corner of Centre Street N and 8 Avenue NW in the community of Crescent Heights. The parcel is currently developed with a three-storey office building and abuts a rear lane to the west. This site is situated adjacent to the proposed Green Line LRT station at 9 Avenue NW and Centre Street N.

The proposed MU-2f4.0h21 District represents an increase in building height and floor area, while offering the flexibility of constructing a mixed-use building or commercial building.

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

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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 consulted the Crescent Heights Community Association (CA). The Crescent Heights CA supported the application and suggested that any parking areas not be visible from Centre Street N. Additionally, the applicant posted a sign on the site including information about this application and received no comments. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

No public comments were received at the time of writing this report. The Crescent Heights CA provided a letter of support on 2021 March 17 (Attachment 4).

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 would allow 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 the 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 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 would also make more efficient use of existing infrastructure while maximizing the future Green Line investment.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform