

Land Use Amendment in Highland Park (Ward 4) at 107 – 40 Avenue NE and 4019 Centre A Street NE, LOC2021-0088

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 107 – 40 Avenue NE and 4019 Centre A Street NE (Plan 3674S, Block 28, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 OCTOBER 21:

That Council give three readings to **Proposed Bylaw 183D2021** for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 107 – 40 Avenue NE and 4019 Centre A Street NE (Plan 3674S, Block 28, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for multi-residential development, with the option to locate support commercial multi-residential uses, up to 26 metres (6 to 8 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* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? More residential and support 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 application was submitted on 2021 June 07 by Ground Cubed, on behalf of the landowners Dwight Heffernan, Karim Damji and Yasmin Damji. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the intent is for a future high-density multi-residential development with the flexibility to locate a limited range of support commercial uses.

The site consists of two contiguous parcels located at the southwest corner of 40 Avenue NE and Centre A Street NE in the community of Highland Park. These parcels have a cumulative area of approximately 0.12 hectares (0.29 acres) and are located approximately 100 metres (a

**Land Use Amendment in Highland Park (Ward 4) at 107 - 40 Avenue NE and 4019
Centre A Street NE, LOC2021-0088**

one-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.

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 created a project [website](#), had a meeting with the Highland Park Community Association (CA), reached out to the Greenview Industrial Business Improvement Area, and held an online information session. The applicant sent postcards to approximately 1,247 addresses surrounding the site to advertise the online information session. 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 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 CA provided a letter of support for the proposed land use redesignation on 2021 July 06 (Attachment 4). The Highland Park CA did however, note concerns about the cumulative impacts from multiple development projects (such as the Wing Kei Village redevelopment north of the subject site and the multi-residential development northeast of the subject site) to future pedestrian safety, traffic flow and control in the nearby area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, on-site parking and specific traffic impacts will be reviewed and determined at the development permit stage.

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 which can support a walkable, mixed-use area. It may also accommodate the

**Land Use Amendment in Highland Park (Ward 4) at 107 - 40 Avenue NE and 4019
 Centre A Street NE, LOC2021-0088**

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 6 to 8 storeys multi-residential building with the option to locate support commercial uses may bring additional people in closer proximity to the future Green Line LRT station and help create a viable transit-oriented node. The proposal may also make more efficient use of existing infrastructure while maximizing the future Green Line investment.

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
5. **Proposed Bylaw 183D2021**
6. **Public Submissions**
7. **Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform