

**Land Use Amendment in Highland Park (Ward 4) at 4320 Centre A Street NE,
 LOC2021-0188**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4320 Centre A Street NE (Plan 5988GT, Block 17, Lot 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 APRIL 21:

That Council give three readings to **Proposed Bylaw 86D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4320 Centre A Street NE (Plan 5988GT, Block 17, Lot 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a four-unit multi-residential building.
- The proposal allows for an appropriate increase in height and density close to an Urban Main Street (Centre Street N) currently serviced by high frequency bus rapid transit service (BRT) and is within a short walking distance of the future 40 Avenue N Green Line LRT Station.
- The application is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal can better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has been submitted and is under review.
- 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 2021 November 17 by K5 Designs on behalf of the landowners, Montgomery Friendship Real Estate Inc. The Applicant Submission (Attachment 2) identifies the landowner's intent to build a four-unit multi-residential building.

The 0.06 hectare (0.15 acre) midblock site is located in the community of Highland Park on Centre A Street NE, approximately 100 metres east of Centre Street N. The site has rear lane access and is currently developed with a single detached dwelling.

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A development permit application (DP2022-00977) was submitted on 2022 February 14 and is currently under review (Attachment 3). The development permit application proposes a two-storey, four-unit grade-oriented residential building with two entrances facing Centre A Street SE and two entrances facing the lane. Five vehicular parking stalls are provided from the lane.

A detailed planning evaluation of the land use amendment 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 contacted the Highland Park Community Association (CA) and delivered letters to neighbouring properties with project details and contact information. 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, published [online](#), and notification letters were sent to adjacent landowners.

Administration received six letters in support of the application stating the proposed development will enhance the neighbourhood. No letters of objection were received.

On 2022 January 27, the Highland Park CA provided a letter deeming the subject application to be acceptable, while noting some concerns with the application of the M-CG land use district within the Neighbourhood Local – Limited Scale policy areas of the *North Hill Communities Local Area Plan* (LAP).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given the site-specific context and location. The proposed M-CG designation is a district of low height and low density intended to be in close proximity or adjacent to low density residential development, and the density modifier of 75 units per hectare is consistent with the density allowed under the low density Residential – Grade-Oriented Infill (R-CG) District.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district, and as such, the proposed redesignation may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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 implemented at the development permit stage.

Economic

The proposal would make more efficient use of existing infrastructure and services.

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. Development Permit (DP2022-00977) Summary
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 86D2022**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform