

**Land Use Amendment in Crescent Heights (Ward 7) at 1402 – 4 Street NW,
 LOC2023-0056**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1402 – 4 Street NW (Plan 3946N, Block 1, Lots 34 and 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 241D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1402 – 4 Street NW (Plan 3946N, Block 1, Lots 34 and 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Crescent Heights, was submitted by Designhaus Studio on behalf of the landowner, Ajay Malhortra and Sidhant Uppal, on 2023 March 10. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for two semi-detached style buildings, separated by a central courtyard for a total four dwelling unit development in the future.

The approximately 0.07 hectare site is located at the northeast corner of 4 Street NW and 13 Avenue NW, two blocks south of the urban main street and commercial corridor of 16 Avenue NW. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and the respective community association was appropriate. In response, the applicant has reached out to the Crescent Heights Community Association and planned to hand out a pamphlet with their proposal and contact number to the neighbours within a few block radius. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, this application was circulated to the public/interested parties, noticed posted on-site, and published [online](#). Notification letters were also sent to adjacent owners.

Administration received ten letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- setback concerns on 4 Street NW;
- increased density and building massing concerns;
- reduced sunlight and privacy for neighbouring lots;
- loss of mature trees; and
- proposal does not fit the character of the existing community.

The Crescent Heights Community Association provided a letter in opposition on 2023 April 19 (Attachment 4) identifying the following concerns:

- missing detailed information, such as building design, elevation, and landscaping plan;
- lot coverage and density, prefer 3 units rather than 4 units;
- lack of respect to the Heritage Guidelines;
- frontage on 13 Avenue NE too close to sidewalk;
- traffic impacts; and
- mixed up concept of cottage cluster.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, numbers of units and on-site parking, as well as alignment with Heritage Guideline Area policies will be reviewed and determined at the development permit stage.

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IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use land, existing infrastructure and services, and provide more housing choices in the community.

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 241D2023**
- 6. CPC Member Comments**
- 7. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform