

**Land Use Amendment in Highland Park (Ward 4) at 4023 Centre B Street NW,
 LOC2023-0184**

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 4023 Centre B Street NW (Plan 3674S, Block 26, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

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

That Council give three readings to **Proposed Bylaw 258D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4023 Centre B Street NW (Plan 3674S, Block 26, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the Housing – Grade Oriented (H-GO) District which allows for development in the form of a rowhouse, townhouse or stacked townhouse.
- The proposal represents an appropriate density increase of a residential site, allows for compatible development with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed H-GO District would allow for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will 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 parcel.

DISCUSSION

This application, in the northwest community of Highland Park, was submitted on 2023 July 07 by Tricor Design Group on behalf of the landowner 4023 Centre B Street Group Ltd. No development permit has been submitted at this time. However, the intent is to apply for a development permit for five dwelling units in the future. The Applicant Submission can be found in Attachment 2.

The approximately 0.06 hectare (0.15 acre) corner site is located on the southwest corner of 40 Avenue NW and Centre B Street NW, one block west of the Centre Street NW Urban Main Street (a two-minute walk). The site is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is available from the rear lane.

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The site is well served by transit and the intersection of Centre Street N and 40 Avenue NW is expected to be the approximate future location of a Green Line Light Rail Transit (LRT) Station. The site has several walkable amenities including businesses, two schools and the Highland Park Community Association which are all within 550 metres (seven-minute walk) from the site.

A detailed planning evaluation, 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 respective community association was appropriate. In response, the applicant reached out to the Highland Park Community Association and provided a brochure on the proposal to surrounding residential neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

building height;

- parking adequacy; and
- privacy considerations.

The Highland Park Community Association provided a letter of support on 2023 September 5 (Attachment 4) noting they believe the application is suitable for the following reasons: the site is one block from the transit hub at Centre Street NW and 40 Avenue NW; and

- the parcel is categorized as a Neighbourhood Flex Urban Form within the LAP.

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 application would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community. The H-GO District encourages development that is oriented towards pedestrians and public transportation which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align with 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 of land, existing infrastructure, and services, and may provide more housing choice 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 258D2023**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform