

**Land Use Amendment in Highland Park (Ward 4) at 3503 Centre A Street NE,
 LOC2023-0330**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 3503 Centre A Street NE (Plan 3674S, Block 15, Lot 34) 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 parcel to allow for rowhouses and townhouses, in addition to the building types already listed in the current 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 an 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 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 this 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.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment in the northeast community of Highland Park was submitted by New Century Design on behalf of the landowners Andrew and Julie Apedoe on 2023 October 23. No development permit has been submitted at this time. However, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a rowhouse development with five units and secondary suites.

The approximately 0.08 hectare (0.21 acre) corner parcel is located along Centre A Street NE and 34 Avenue NE. The site is developed with a single detached dwelling and an attached garage with lane access at the rear.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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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 delivered postcards to 80 neighbours within a 60-metre radius of the site on 2023 November 1. In addition, the applicant sent a letter to the Ward Councillor's Office on 2023 November 3 and to the Highland Park Community Association (CA) on 2023 October 3 and a subsequently had a call with a CA representative on 2023 October 26. 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 two letters of neutral position citing the following concerns/commentary:

- challenges associated with waste management and bin storage/collection;
- increased density and loss of privacy for adjacent neighbours;
- impacts to parking, traffic and noise; and
- loss of greenspace and removal of mature trees.

The CA provided a letter of support on 2023 November 27 (Attachment 4). In providing its support for the application, it noted the following items for consideration:

- the existing slope conditions on 34 Avenue NE to access Centre Street North;
- the proposed unit count of five dwelling units, as opposed to the potentially allowable six units; and
- the capacity of existing civic infrastructure (i.e. storm and sanitary sewers, water mains, sidewalks and roads).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate based on introduction of contextually sensitive and appropriate density in alignment with relevant policy and in proximity to amenities and transit. The building and site design, number of units, waste collection and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council will be posted on-site and mailed to adjacent owners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

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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 and lifestyle needs.

Environmental

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

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services while providing 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform