

Planning and Development Services Report to
Calgary Planning Commission
2024 February 08

ISC: UNRESTRICTED
CPC2024-0050
Page 1 of 4

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
LOC2023-0289**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.33 acres \pm) at 339, 341 and 347 – 3 Avenue NE (Plan 1332N, Block 6, Lots 49 to 52 and a portion of Lot 48) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Low Profile (M-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 95D2024** for the redesignation of 0.13 hectares \pm (0.33 acres \pm) at 339, 341 and 347 – 3 Avenue NE (Plan 1332N, Block 6, Lots 49 to 52 and a portion of Lot 48) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Low Profile (M-C1) District.

HIGHLIGHTS

- This land use amendment application seeks to enable the redevelopment of the subject parcels with a multi-residential development of low building height and medium density.
- This application will allow for a moderate increase in residential density that is compatible with the built form and character of the existing community. 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? The proposed Multi-Residential – Contextual Low Profile (M-C1) District would allow for more housing opportunities in the community within walking distance from an Urban Main Street and primary transit. In addition, it will make more efficient use of existing infrastructure and public amenities.
- Why does this matter? The proposal may better accommodate the evolving needs of Calgarians at different ages, with different lifestyles and demographics.
- A development permit has not been submitted at the time of writing this report.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the inner-city community of Crescent Heights was submitted on 2023 September 27 by Sphere Architecture on behalf of the landowners Peak Crescent 300 Inc. and Lan Lam. The subject site is approximately 0.13 hectares in size and consists of three parcels on the south side of 3 Avenue NE, each currently developed with a single detached dwelling. Vehicular access is from the rear lane with both 3 Avenue NE and the rear lane terminating at the eastern property line due to the river valley escarpment. An extension of the sidewalk along 3 Avenue NE includes a staircase connection with pedestrian access down the escarpment to 3 Street NE and Edmonton Trail NE.

As noted in the Applicant Submission (Attachment 2), the intent of this application is to redesignate the subject site to moderately increase the residential density to a maximum of 19

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dwelling units. The building height increase is an additional 2 metres to a maximum of 14 metres, which is compatible with the surrounding single detached and multi-residential development along 3 Avenue NE.

It is the applicant's intent to submit a development permit in the near future for a review of the site layout, building massing, landscaping, and on-site parking among other planning review items.

A detailed planning evaluation of the proposed land use amendment, 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 relevant public groups and respective community association was appropriate.

In response, the applicant reached out to the Crescent Heights Community Association and the nearby neighbours to discuss the proposal. The applicant provided a preliminary site plan to the Community Association and has circulated a one-page information flyer to adjacent nearby owners for input. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

The CA is in general support of this land use amendment proposal. The only concern raised is regarding the retaining wall immediately to the east of the subject site that was replaced recently by the owners of the adjacent townhomes as indicated in the Community Association Letter (Attachment 4). Assuming the wall will not be negatively impacted, the CA supports this land use amendment change and considers it a suitable location for this type of proposed development.

Administration received three letters of opposition from the public stating the following:

- the proposed density increase on the site is too high;
- excessive parking congestion exists along 3 Avenue NE and the rear lane which both terminate at the escarpment to the east; and
- concerns with the maximum building height of the proposed building.

A comment from the public also includes a request to ensure that the Heritage Guideline Areas

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
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policies in the *North Hill Communities Local Area Plan* will be applied to the future development permit application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as the proposed land use amendment represents a modest density increase while being sensitive to adjacent development. The building and site design, parking and traffic impacts will be reviewed through the development permit process.

IMPLICATIONS

Social

The proposed M-C1 land use district would allow for a wider variety of housing types at a moderate density increase from the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant indicated that they wish to explore certification of the project as Energy Star Certified Homes with the option for future solar power. Impact-resistant exterior finishes and further green infrastructure will be explored and encouraged at the future development permit stage in alignment with the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use change would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing 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 95D2024**
6. **Public Submissions**
7. **CPC Member Comments**
8. **Confidential Public Submission**

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**ISC: UNRESTRICTED
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Page 4 of 4**

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform