

Planning and Development Services Report to
 Calgary Planning Commission
 2024 January 25

ISC: UNRESTRICTED
 CPC2024-0085
 Page 1 of 3

**Land Use Amendment in Crescent Heights (Ward 7) at 1613 – 2 Street NW,
 LOC2023-0268**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 1613 – 2 Street NW (Plan 4923R, Block 1, Lot 8 and a portion of Lot 9) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate limited commercial uses, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 JANUARY 25:**

That Council give three readings to **Proposed Bylaw 80D2024** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 1613 – 2 Street NW (Plan 4923R, Block 1, Lot 8 and a portion of Lot 9) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate limited commercial uses, with guidelines (Attachment 2).

Opposition to Recommendation: Councillor Carra and Commissioner Weber

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for Office and Retail and Consumer Service, in addition to the uses already listed in the Multi-Residential – Contextual Low Profile (M-C1) District.
- The proposal allows for development that is compatible 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 land use would allow for an existing building to be repurposed for additional uses that may provide local services.
- Why does this matter? The proposed DC District would allow for more flexible use of the existing building and infrastructure, increasing the services available to nearby residents in a building form that suits the existing context.
- No development permit application has 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 K5 Designs on behalf of the landowners, Nguyet Huynh and Thanh Kang, on 2023 September 12.

The approximately 0.04 hectare (0.09 acre) site is located on the west side of 2 Street NW, south of 16 Avenue NW. A commercial building is located across the laneway on the north side of the site. The parcel is currently developed with a single detached dwelling built in 1915. The proposed DC District (Attachment 2) would allow for the additional uses of Office or Retail and Consumer Service within the existing building. The Applicant Submission (Attachment 3) indicates the intent for a hair salon at this location. The house may continue to operate as a residential dwelling if the commercial uses do not materialize or are discontinued in the future.

**Land Use Amendment in Crescent Heights (Ward 7) at 1613 – 2 Street NW,
LOC2023-0268**

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 reached out to the Crescent Heights Community Association, posted a small sign on the site seeking feedback, and distributed letters to 40 neighbours. The Applicant Outreach Summary can be found in Attachment 4.

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 did not receive any public responses, however the Crescent Heights Community Association expressed their opposition to the application due to concerns about commercial uses encroaching into the neighbourhood (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The Applicant Submission has indicated an intent to locate the proposed uses within the existing house, preserving the residential appearance of the site. On-site parking and waste management 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 to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for an additional commercial choice for Calgarians within a growing and densifying established neighbourhood by contributing to the range of community amenities.

**Land Use Amendment in Crescent Heights (Ward 7) at 1613 – 2 Street NW,
LOC2023-0268**

Environmental

This application does not include any actions that specifically 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 amendment would allow for additional commercial opportunities in the area contributing to the overall economic vitality of the neighbourhood.

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. Proposed Bylaw 80D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |