

Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE, LOC2023-0347

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 4819 – 3 Street NE (Plan 6514HW, Block 2, Lot 1) 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 existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions 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 increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to 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 application in the northeast community of Greenview was submitted by Sociis Design on behalf of the landowner, Peter Appleby, on 2023 November 06. No development permit has been submitted at this time; however as noted in the Applicant's Submission (Attachment 2), the intent is to apply for construction of a three-unit rowhouse development with secondary suites.

The approximately 0.05 hectare (0.12 acre) site is a corner parcel located at the intersection of 48 Avenue NW and 3 Street NE, directly south of McKnight Boulevard NE. Surrounding development is predominantly single detached dwellings with commercial located east of the site and north of McKnight Boulevard NE.

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

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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 contacted neighbours via in-person visits, phone calls and email. In addition, the applicant contacted the Ward 4 Councillor and Thorncliffe Greenview Community Association to discuss the proposed land use amendment. 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 five letters of opposition to the application, which cited the following concerns:

- increased density, height, noise and pollution;
- increase in rental units and loss of community character;
- traffic impacts relating to neighbourhood access and loss of on-street parking; and
- safety concerns relating to driving visibility at the corner of 48 Avenue NE and 3 Street NE.

The Thorncliffe Greenview Community Association provided a letter of opposition on 2024 January 08 (Attachment 4) highlighting a variety of concerns including:

- the proposed development does not fit contextually with the nature and character of the surrounding community;
- existing flooding and infrastructure issues will have cumulative impact on the surrounding community;
- limited parking, increased parking and traffic, building height and privacy;
- increase in waste and recycling bins; and
- decrease in property values.

Administration considered the relevant planning issues to the application and has determined the proposal to be appropriate as it allows for an appropriate density increase that is sensitive to the context. The building 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 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 R-CG District would allow for a wider range of housing types than the current land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 land use 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform