

Land Use Amendment in Highland Park (Ward 4) at 3820 and 3824 Centre A Street NE, LOC2023-0259

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3820 and 3824 Centre A Street NE (Plan 7330HA, Block 17, Lots 10 and 11) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Low Profile (M-C1) District.

HIGHLIGHTS

- This application seeks redesignate the subject site to allow for multi-residential development of low height and medium density.
- The proposal represents an appropriate density increase of a residential site, 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 *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 greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-C1 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 related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Highland Park was submitted by Active Architecture on behalf of the landowner Ibrahim Kirmizigul, on 2023 September 08. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a multi-family development of up to 15 units in the near future.

The 0.11 hectare (0.27 acre) midblock site is a two-lot consolidation located along Centre A Street NE, two blocks east of Centre Street North. The sites are currently developed with single detached dwellings with front driveways accessed from Centre A Street NE. The site is well served by public transit with bus stops and a future Green Line LRT station (40 Avenue North) located in close vicinity along Centre Street North, which is classified as an Urban Main Street as per the MDP.

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

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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 Community Association was appropriate. In response, the applicant reached out to the Highland Park Community Association by email and shared the development concept via an in-person meeting. In addition, the applicant sent 200 letters and brochures by mail to surrounding residents describing the proposal. 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 opposition, citing concerns including:

- lack of parking and traffic congestion;
- increased density; and
- loss of community character.

The Highland Park Community Association provided a letter on 2024 January 26 (Attachment 4), neither in opposition nor in support of the application, highlighting the following concerns:

- future design to incorporate slope adaptation;
- lack of rear lane to accommodate on-site parking;
- consideration of the M-CG District as more appropriate;
- lack of support for 18 units, noting the unit count was incorrectly stated at the time of circulation.

Administration considered the relevant planning issues specific to the application and has deemed the proposal to be appropriate. The policies in the *North Hill Communities Local Area Plan* (LAP) support the modest intensification of density in this area. The parking and integration of the development into the existing community character will be reviewed and determined at the development permit stage.

IMPLICATIONS

Social

The proposed M-C1 District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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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 will allow for more efficient use of land, existing infrastructure and services and provide more housing choices in the community of Highland Park.

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