

Land Use Amendment in Horizon (Ward 10) at 3505 – 35 Street NE and 3510 – 34 Street NE, LOC2024-0100

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0771) to the 2024 September 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.85 hectares \pm (4.57 acres \pm) located at 3505 – 35 Street NE and 3510 – 34 Street NE (Plan 8011265, Block 13, Lots 6 and 7) from Industrial – Business f1.0 (I-B f1.0) District to Multi-Residential – Contextual Medium Profile (M-C2) District and Special Purpose – Community Institution (S-CI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 AUGUST 1:

That Council give three readings to **Proposed Bylaw 248D2024** for the redesignation of 1.85 hectares \pm (4.57 acres \pm) located at 3505 – 35 Street NE and 3510 – 34 Street NE (Plan 8011265, Block 13, Lots 6 and 7) from Industrial – Business f1.0 (I-B f1.0) District to Multi-Residential – Contextual Medium Profile (M-C2) District and Special Purpose – Community Institution (S-CI) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a multi-residential development providing affordable housing.
- The proposal allows for an appropriate building form and set of uses near an LRT station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide more affordable housing options near alternative transportation modes, and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would help to address the growing need for affordable housing and social support for families at risk of experiencing homelessness.
- A development permit for a multi-residential development has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northeast community of Horizon was submitted by HomeSpace Society on behalf of the landowner, The City of Calgary, on 2024 April 2. The approximately 1.85 hectare (4.57 acre) site is situated north of 34 Avenue NE, between 34 Street NE and 35 Street NE. The site is located adjacent to the Whitehorn Multi-Services

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Centre, which is a City facility. The subject site is currently vacant except for a portion of the Multi-Services Centre parking lot which encroaches on the east end of the site. The parcel is a Transit-Oriented Development (TOD) site and is approximately 400 metres (a five-minute walk) southwest of the Whitehorn LRT Station.

As noted in the Applicant Submission (Attachment 2), Multi-Residential – Contextual Medium Profile (M-C2) District would allow for the development of affordable housing on the east end of the site, while Special Purpose – Community Institution (S-CI) District on the west end of the site would allow for a social organization providing childcare, supportive programming and recreational opportunities for residents of the affordable housing development. Residential uses are not permitted on the western portion of the site due to Airport Vicinity Protection Area regulations. A development permit (DP2024-04639) for a 52-unit townhome development was submitted on 2024 June 24 and is under review.

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 was appropriate. In response, the applicant spoke with the Ward Councillor's Office, attended a Whitehorn Community Association meeting and sent mail-outs to 1,775 businesses and residences within a 500m radius to inform neighbours of the proposed development. 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 did not receive any responses from neighbours or members of the public. There is no Community Association for Horizon.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 land use district would enable additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community. The development of these lands may also enable a more efficient use of land and infrastructure.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs A and F).

Economic

The proposed land use amendment would enable the development of a multi-residential development which would provide housing opportunities and support local businesses within the area.

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. **Proposed Bylaw 248D2024**
5. **CPC Member Comments**

Department Circulation

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