

**Land Use Amendment in Crescent Heights (Ward 7) at 330 – 4 Avenue NE,
 LOC2024-0159**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 330 – 4 Avenue NE (Plan 1332N, Block 8, Lots 13 and 14) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential development of medium 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 the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Medium Profile (M-C2) 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-C2 District would allow for more housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a 38-unit multi-residential building has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the community of Crescent Heights, was submitted by Professional Custom Homes Ltd. on behalf of the landowners, Phan Luong and Van Chi Luu, on 2024 June 12. The application proposes a redesignation of the subject site to the M-C2 District to accommodate a multi-residential development of up to 40 units, as indicated in the Applicant Submission (Attachment 2). A development permit application (DP2024-05801) for a five-storey, 38-unit multi-residential development was submitted on 2024 August 8 and is under review. The development permit application includes the subject parcel along with the adjacent parcel to the east, which is already designated M-C2 District. The intent of this land use amendment is to provide a consistent land use district across the two parcels to realize a larger consolidated development.

The approximately 0.06 hectare (0.14 acre) parcel is located on 4 Avenue NE between 2 Street NE and 3 Street NE, and just west of Edmonton Trail NE. The site is currently developed with a single detached dwelling and has a rear lane for vehicular access.

A detailed planning evaluation, 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 respective community association was appropriate. In response, the applicant provided information via social media, on-site signage and delivered postcards to dwellings within a 200 metre radius of the subject site. The applicant also contacted the Crescent Heights Community Association to discuss the application. 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 one letter of support and six letters of opposition from the public.

The letter of support noted that the majority of housing in the community is still single detached dwellings, and that the application would enable a broader mix of housing styles.

The letters of opposition noted the following areas of concern:

- traffic and parking concerns;
- building height and massing with associated privacy and shadowing impacts on neighbouring properties;
- infrastructure sufficiency to support increased density; and
- mature private trees being lost due to development.

The Crescent Heights Community Association provided a letter in opposition on 2024 July 21 (Attachment 4) identifying the following concerns:

- community housing affordability issues may not be addressed by the new development;
- privacy and shadowing impacts on neighbouring properties;
- mature private trees being lost due to development which add value to neighbouring properties; and
- parking adequacy relative to the number of units.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking are being considered as part of the development permit application.

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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.

IMPLICATIONS

Social

The proposed M-C2 District would allow for a wider range of housing types than the existing M-CGd72 District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue building design capable of supporting future solar photovoltaic panels as part of the development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program D).

Economic

The proposed land use would provide increased housing choice and diversity in the community and allow for a more efficient use of land, services and existing infrastructure.

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