

Land Use Amendment in Parkdale (Ward 7) at 3528 – 3 Avenue NW, LOC2024-0136

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3528 – 3 Avenue NW (Plan 8321AF, Block 44, portions of Lots 17 and 18) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 AUGUST 15:**

That Council give three readings to the **Proposed Bylaw 255D2024** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3528 – 3 Avenue NW (Plan 8321AF, Block 44, portions of Lots 17 and 18) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- 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).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for a grade-oriented development 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 northwest community of Parkdale was submitted by Professional Custom Homes Ltd. on behalf of the landowners, Michael and Michelle Hammel, on 2024 May 14. A development permit (DP2024-04283) for four dwelling units, four secondary suites and one garage suite was submitted on 2024 June 12 and is under review.

The approximately 0.05 hectare (0.13 acre) site is a single parcel located on the north side of 3 Avenue NW, between 35 Street NW and 35A Street NW. It is currently developed with a single detached dwelling and a detached garage accessed from 3 Avenue NW. Vehicular access is available from the rear lane.

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As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables development of grade-oriented housing forms that would be contextually appropriate in low-density residential areas. The site meets the Land Use Bylaw's locational criteria for the district and supports the development of a greater variety of housing near existing transit service, community amenities, retail and services.

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 respective community association was appropriate. In response, the applicant provided on-site signage and promoted advertising online. The applicant also met with the Parkdale Community Association and delivered postcards to residents within a 200 metre radius of the subject site. 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 eight letters of opposition. The letters of opposition included the following areas of concern:

- increase in density and proposed development is too large for the lot size;
- increase in traffic, noise and on-street parking impacts along 3 Avenue NW;
- increased traffic causes pedestrian safety concerns, especially for young children;
- lack of grocery store nearby;
- loss of mature trees and green space;
- increased stress on infrastructure; and
- negative impact on property values.

A letter that was in opposition from the Parkdale Community Association (Attachment 4) was received on 2024 July 27 cited concerns around a transit reference map.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The development of this site enables a more efficient use of land and infrastructure and allows for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable strategies are being explored and encouraged at the 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
5. **Proposed Bylaw 255D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform