

Land Use Amendment in Parkdale (Ward 7) at 503 – 35 Street NW, LOC2024-0246

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 503 – 35 Street NW (Plan 8321AF, Block 44, portions of Lots 15 and 16) 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 where dwelling units may be attached or stacked in a form and scale consistent with low density residential districts.
- The proposal represents an appropriate density increase for 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 will allow for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District will accommodate 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 Parkdale was submitted by Tricor Design Group Inc., on behalf of the landowner, Tetyana Halushko on 2024 October 2. No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 2), the intent is to allow for housing that may be two or three storey buildings of varying sizes.

The approximately 0.05 hectare (0.13 acre) site is located on the northwest corner of 35 Street NW and 3 Avenue NW. It is currently developed with a single detached dwelling with an attached garage accessed from 35 Street NW. Future vehicle access is available from the rear lane.

The site meets the locational criteria in Land Use Bylaw 1P2007 for the district by being within 200 metres of primary transit service (3 Avenue NW) as it directly fronts onto the street and will support the development of a greater variety of housing near existing transit service.

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 respective community association was appropriate. In response, the applicant contacted the Parkdale Community Association and delivered letters to residents along 35 Street NW and 3 Avenue NW. 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 three letters of opposition citing concerns including increased density and loss of neighbourhood character and impacts to on-street parking and traffic visibility along Parkdale Boulevard NW, noting Parkdale Boulevard transitions into 3 Avenue NW.

No comments from the Parkdale Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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 will be reviewed and determined at the development permit stage.

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

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 will be explored and encouraged at the subsequent development approval stages.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform