

Land Use Amendment in Thorncliffe (Ward 4) at 5024 Centre Street NE, LOC2024-0306

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectare ± (0.23 acre ±) located at 5024 Centre Street NE (Plan 6343GT, Block 1, Lot 10) from Commercial – Neighbourhood 2 (C-N2) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

HIGHLIGHTS

- This application proposes to redesignate the parcel to Multi-Residential – Medium Profile Support Commercial (M-X2) District to allow for development of a four-storey building with commercial uses on the ground floor and residential units above.
- The proposal is in alignment with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would increase the variety of uses along Centre Street North, and provide additional housing choices and commercial goods and services within walking distance of area residents and nearby transit.
- Why does this matter? The proposal would enable additional commercial employment opportunities and additional dwelling units that may help activate this part of Thorncliffe.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the community of Thorncliffe was submitted on 2024 December 13 by Darrell Grant, on behalf of the landowner GFK Consulting Inc. As noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for a four-storey mixed use building, with main floor commercial uses and 12 residential units.

This 0.09 hectare (0.23 acre) site is located on the southeast corner of the intersection with Thorncrest Road NE and Centre Street N. It is currently a surface parking lot to the north of a small commercial development, which includes a Chinese restaurant and pizzeria. The proposed M-X2 District would include commercial multi-residential uses on the main floor with residential apartments above.

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

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public/interested parties and respective community association was appropriate. In response the applicant contacted the Thorncliffe-Greenview Community Association, area councillor and mailed 23 notification packages to nearby property owners. 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 publishes [online](#). Notification letters were also sent to adjacent landowners.

Administration received a total of three letters of opposition, including the following areas of concern:

- parking concerns as it displaces existing parking;
- increased traffic and concerns around access and safety;
- proposed land use deviates from commercial intent of existing land use;
- impact to existing community character;
- increased energy consumption and waste generation; and
- building height, shadowing, and aesthetics.

The Thorncliffe-Greenview Community Association (TGCA) provided a letter dated 2025 February 19, which is included in Attachment 4. The letter states that they are neither in support nor opposition to the proposed land use redesignation, agree with the applicant's planning evaluation in principle and recognize that building details will be evaluated at the development permit stage. The TGCA collected feedback from five area residents, which include the following concerns:

- size of the development;
- building height;
- minimum parking requirements; and
- on-street parking congestion.

The TGCA also noted the following:

- a local area plan would be beneficial in prioritizing growth, change and identify community needs;
- a Traffic Impact Assessment may be beneficial considering the location and limited access; and
- they have concerns with their aging infrastructure and capacity to handle the increased density.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal is aligned with the objectives of the MDP, which promotes modest redevelopment that incorporates mixed, pedestrian-oriented uses. The proposal will provide local commercial goods and services to area residents, while accommodating additional housing units and improving housing choice. The location is

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appropriate as it is located along Centre Street North, a commercial corridor and within walking distance of transit stops, including a future Green Line LRT station.

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 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 proposal allows for modest development in an appropriate location that will provide additional commercial goods and services to area residents and diversity of housing units.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

This application would expand the availability of commercial uses and may create employment opportunities.

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