

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 - 27 Avenue NW, LOC2019-0052

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectare ± (0.17 acre ±) located at 602 - 27 Avenue NW (Plan 3955R, Block 11, Lots 1, 2 and a portion of lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment allows for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed R-CG land use allows for greater choice of housing types in established areas, close to amenities and services.
- An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Kellam Berg, on behalf of landowner Wayne Berg, on 2019 April 23. The Applicant's Submission (Attachment 3) indicates that the landowner wants to redevelop this property with a rowhouse building with up to five units.

This flat 0.07 hectare site is located in the community of Mount Pleasant, immediately to the south and west of the intersection of 27 Avenue and 5 Street NW. It is currently developed with a single detached dwelling with vehicular access from rear the lane.

An amendment to Map 2 of the *North Hill Area Redevelopment Plan* is required to accommodate the proposed land use amendment.

A development permit application has not been submitted at this time.

Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal to be appropriate. See Attachment 1, Background and Planning Evaluation for detailed technical information.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

City-Led Outreach

In keeping with Administration's standard practice, this application was circulated to external stakeholders (Including the Mount Pleasant Community Association) and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No comments were received by the public during the notice posting period.

The Mount Pleasant Community Association provided a letter in opposition of the proposal, stating concerns related to lack of engagement and compliance with the existing ARP. For additional information, see Attachment 4.

Following Calgary Planning Commission, notifications for 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

This recommended low-density land use allows for a wider range of housing types than the existing R-C2 District, and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address objectives of The [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages

Economic

The potential small increase in population enabled by this redesignation would mean opportunities for modest increases in use would help to support existing businesses in the area.

Service and Financial Implications

No anticipated financial impact

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RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to North Hill Area Redevelopment Plan
3. Applicant Submission
4. Community Association Letter

Department Circulation

| General Manager | Department | Approve/Consult/Inform |
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