

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1030 – 19 Avenue NW, LOC2021-0057**

**RECOMMENDATIONS:**

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 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acre  $\pm$ ) located at 1030 – 19 Avenue NW (Plan 3150P, Block 20, Lots 14 and 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for rowhouses in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate low-density increase of the site, allows for development that will be 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? This application represents a modest increase in density in close proximity to established transit routes in an inner-city neighbourhood.
- Why does this matter? The proposed Residential – Grade-Oriented Infill (R-CG) District land use district allows for greater choice of housing types in established communities close to amenities and services.
- An amendment to the *North Hill Area Redevelopment Plan* (ARP) (2000) is required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- 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 application, located in the northwest community of Mount Pleasant, was submitted by Horizon Land Surveys on behalf of the landowners, Evolve Homes (2017) Inc, on 2021 April 12. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 2), the landowner intends to develop the site with a four-unit rowhouse building.

The 0.06 hectare (0.14 acre) site is located at the northeast corner of 19 Avenue NW and 10 Street NW. The site is currently developed with a single detached dwelling and detached garage with rear lane access. An amendment to Map 2 of the *North Hill ARP* (2000) is required to accommodate the proposed R-CG District (Attachment 3).

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A detailed planning evaluation of this policy and land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders 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 public stakeholders and the community association was appropriate. In response, the applicant conducted a postcard drop and door knocking campaign to houses within a 90 metres radius of the subject site, and initiated communication with the Mount Pleasant Community Association and the Ward 7 Councillor's office. The Applicant Outreach Summary can be found in Attachment 4.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration did not receive any feedback from the public at the time of writing this report.

The Mount Pleasant Community Association provided a letter of support on 2021 May 20 (Attachment 5), though they did communicate concerns about on-street parking availability.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and on-site parking will be reviewed and determined at the development permit stage.

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**

The proposed land use allows for additional housing types, and 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 the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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**Economic**

The ability to develop up to four units with the option to include the additional use of secondary suites will make more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendment to the North Hill Area Redevelopment Plan
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform