

**Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 22 Avenue NW,
 LOC2021-0111**

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 469 – 22 Avenue NW (Plan 21290, Block 24, Lots 36 and 37) 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 Residential – Contextual One / Two Dwelling (R-C2) District (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The application represents an appropriate density increase of the site, would allow for development that is compatible with the character of the existing neighbourhood, and it is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application represents a modest increase in density that may provide more housing options for Calgarians. The subject site is also in close proximity to established transit routes.
- Why does this matter? The Residential - Grade Oriented Infill (R-CG) District would allow for additional choice in housing types in close proximity to services and amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

The subject site is located in the northwest community of Mount Pleasant. This application was submitted on 2021 July 06 by Horizon Land Surveys on behalf of the landowner, Anna Siu Hing Poon. The applicant submission can be found in Attachment 2. The 0.05 hectare (0.13 acre) corner site is located at the southeast corner of 22 Avenue NW and 4 Street NW. The parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

The maximum density for parcels designated R-CG District (75 units per hectare) would allow up to 4 dwelling units to be developed on the site. No development permit application has been submitted at this time.

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

Planning & Development Report to
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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 to residents within a 90-metre radius of the subject site. During this process, the applicant knocked on residents' doors and spoke with them regarding the details of this proposal. The Applicant Outreach Summary can be found in Attachment 3.

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 received three letters of opposition from the public focused on the following areas of concern:

- building heights and shadowing of adjacent properties;
- site design and small amenity areas for rowhouses;
- waste, recycling, and compost bin storage location;
- lane access to 4 Street NW and vehicle movements;
- parking; and
- potential loss of trees.

Administration received a letter of support from the Mount Pleasant Community Association (Attachment 4) indicating that the proposal aligns with their community's vision for density. The Community Association letter noted that this site may not be the best location for secondary suites because the lack of street parking along 4 Street NW.

Administration considered the comments received through the outreach process and has determined the proposal to be appropriate. The proposal represents a modest density increase while maintaining the low-density nature of the application. 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 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 recommended land use would allow for a wider range of housing types than the existing R-C2 District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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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 may be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for 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 application.

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