

**Land Use Amendment in Mount Pleasant (Ward 7) at 1030 – 17 Avenue NW,
 LOC2021-0107**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acre ±) located at 1030 – 17 Avenue NW (Plan 3150P, Block 10, Lots 14 and 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for multi-residential developments 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 increase of density for 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) and the *North Hill Communities Local Area Plan* (LAP).
- 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 Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for greater choice of housing types in established communities close to amenities and services.
- 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 QuantumPlace Developments on behalf of the landowners, Nicola Bobey, Chere Reilly, and Tara Reilly, on 2021 June 30. 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 six-unit multi-residential building.

The 0.06 hectare (0.14 acre) site is located at the northeast corner of 17 Avenue NW and 10 Street NW. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

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.

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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 initiated communication with the Mount Pleasant Community Association. 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 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 September 21 (Attachment 4), though they did communicate concerns about the availability of on-street parking and indicated a preference for a concurrent land use and development permit process.

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 would allow for additional housing types, and the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated an intent to pursue a level of green building certification (BuiltGreen) which could support the objectives of the [Climate Resilience Strategy](#). Further details regarding building performance and opportunities to align the development with additional climate resilience strategies will be explored and encouraged at the development approval stage.

Economic

The ability to develop up to six units would make more efficient use of existing infrastructure and services.

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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