

Land Use Amendment in Mount Pleasant (Ward 7) at 402 – 26 Avenue NW, LOC2021-0097

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 402 – 26 Avenue NW (Plan 2617AG, Block 25, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CGex) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021
 NOVEMBER 18:**

That Council:

Give three readings to **Proposed Bylaw 3D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 402 – 26 Avenue NW (Plan 2617AG, Block 25, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CGex) District.

Opposition to Recommendations:

Councillor Wong

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses in addition to the building types listed in the Residential – Contextual One / Two Dwelling (R-C2) District (e.g. single detached, semi-detached and duplex dwellings, with the exception of 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 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 will 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-CGex) 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 on the northwest corner of 26 Avenue NW and 2 Street NW. This application was submitted on 2021 June 21 by New Century Design on behalf of the landowners, Home Theory Developments Inc. The applicant submission (Attachment 2) indicates an intention to build a rowhouse building. The

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0.05 hectare (0.13 acre) corner site is currently developed with a single detached dwelling with rear lane access.

The maximum density for parcels designated R-CGex District (75 units per hectare) would allow up to four dwelling units to be developed on the site. The land use district R-CGex precludes the development of suites on the parcel. 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.

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 mail drop to adjacent residents and contacted 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 the adjacent landowners.

Administration received 11 letters of opposition from the public focused on the following areas of concern:

- building height and shadowing of adjacent properties;
- waste, recycling and compost bin storage locations;
- loss of privacy;
- parking;
- increased traffic;
- increased density; and
- potential loss of mature trees.

The Mount Pleasant Community Association provided a letter on 2021 July 29 (Attachment 4) stating that they do not support rowhouse development that is located outside of the 4 Street NW, 10 Avenue NW and 20 Avenue NW corridors.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, on-site parking, and number of units will be further reviewed at the development permit stage. The applicant has indicated their desire for just the rowhouse use on site, without the provision of the suites in the future.

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Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district allows for a wider range of housing types than the existing land use district, and as such, the proposed changes 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 implemented at the development and building permit stages.

Economic

The ability to develop up to four rowhouse units may 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 proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 3D2022**
6. **Public Submissions**
7. **Confidential Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform