

**Land Use Amendment in Mount Pleasant (Ward 7) at 424 - 17 Avenue NW,
 LOC2021-0137**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 424 – 17 Avenue NW (Plan 2129O, Block 6, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) to Direct Control District (DC) District to accommodate a multi-residential development, with guidelines (Attachment 5).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 FEBRUARY 24:

That Council give three readings to **Proposed Bylaw 58D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 424 – 17 Avenue NW (Plan 2129O, Block 6, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) to Direct Control District (DC) District to accommodate a multi-residential development, with guidelines (Attachment 5).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for a grade-oriented multi-residential development with a maximum building height of 12 metres (approximately 3 to 4 storeys).
- The proposal allows for an appropriate increase in height and density close to an Urban Main Street, is within walking distance of the MAX Orange Bus service on 16 Avenue N, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would provide for efficient re-use of an inner-city residential parcel that is well connected to existing amenities and infrastructure in low-rise multi-residential building forms. It may provide additional housing choice with considerations to the surrounding low-density residential context.
- Why does this matter? Encouraging residential growth in this location would promote appropriately-scaled densification of the city's Inner City Area and use of existing transit infrastructure.
- A development permit application has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 September 03 by CivicWorks on behalf of the landowner, Nora Spencer. The Applicant Submission (Attachment 2) identifies a desire to build five rowhouse-style dwelling units and five below-grade dwelling units on the parcel.

The 0.06 hectare (0.14 acre) site is located at the northeast corner of 4 Street NW and 17 Avenue NW in the community of Mount Pleasant. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

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A development permit application (DP2021-8227) was submitted 2021 November 18 and is currently under review (Attachment 6). The development permit application proposes two multi-residential buildings, where one fronts onto 17 Avenue NW and the other fronts onto 4 Street NW. The development comprises a total of 10 dwelling units. Parking for the five larger units is accessed from the lane.

A detailed planning evaluation, 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 respective community association was appropriate. In response, the applicant posted detailed on-site signage about the application, delivered approximately 100 postcards to neighbouring properties with project details and contact information, connected with the Mount Pleasant Community Association, and shared project information with the Ward 7 Councillor Office. An 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.

The Mount Pleasant Community Association provided a letter of opposition on 2021 November 2 (Attachment 4).

Administration received comments from four members of the public expressing concerns over the application. These include:

- lack of on-site parking for all ten dwelling units;
- traffic generation;
- waste and recycling management from the lane;
- loss of Inner City Heritage value;
- safety of local residents; and
- potential social issues arising from small units.

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 are being reviewed as part of the submission of DP2021-8227. The intent of the proposed DC District is to provide a modest increase in density which is contextually sensitive in nature. The area is indicated as the Neighbourhood Connector urban form category in the [North Hill Communities Local Area Plan](#) which is meant to support a range of residential uses in a mix of types and forms. In addition, the proposal provides for a wider range of housing options,

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including separate smaller dwellings that are intended to attract owner/occupiers that do not have automobiles.

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 may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering a more inclusive community.

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 are being explored and encouraged through consideration of the development permit application (DP2021-8227).

Economic

The ability to increase the density in this location 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 proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 58D2022**
6. Development Permit (DP2021-8227) Summary
7. **CPC Member Comments**

**Planning & Development Report to
Calgary Planning Commission
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform