

**Land Use Amendment in Mount Pleasant (Ward 7) at multiple addresses,
 LOC2021-0123**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares ± (0.89 acres ±) located at 311, 313, 315, 317, 319, 321 and 323 – 17 Avenue NW and 1713, 1717 and 1719 – 2 Street NW (Plan 2129O, Block 4, Lots 29 to 40, and a portion of Lot 28) from Multi-Residential – Contextual Medium Profile (M-C2) District and Multi-Residential – Low Profile Support Commercial (M-X2) District to Mixed Used - General (MU-1f4.0h20) District; and
2. Give three readings to the proposed bylaw for the redesignation of 0.32 hectares ± (0.79 acres ±) located at 308, 310 and 318 – 16 Avenue NW (Plan 2129O, Block 4, Lots 1 to 11) from Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District and Commercial – Corridor 1 (C-COR1f4.5h28) to Mixed Use – Active Frontage (MU-2f8.0h50) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject properties to allow for mixed-use developments with maximum building heights ranging between 20 and 50 metres.
- This application would allow for an increase in density at a strategic location that is within walking distance from the Max Orange BRT and a future Green Line LRT station. The proposal is in alignment with policies of the *Municipal Development Plan (MDP)* and *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed mixed use districts would allow for commercial and residential development along an Urban Main Street that is in close proximity to the Primary Transit Network as well as local services and amenities.
- Why does this matter? The proposal would allow for residential and employment intensification in a developed area of The City, promoting compact growth, efficient use of land, and utilization of existing infrastructure.
- 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

This application was submitted by O2 Planning and Design on behalf of the landowners 810801 Alberta Ltd (Domenic Parrotta), La Cantina Ristorante Ltd, Daehyuk Lim, Carlo Parrotta, Domenico Parrotta, Elvira Parrotta, Won Seon Seol and the Italia Scampi House Ltd on 2021 July 23.

The 0.68 hectare (1.68 acre) site is located in the northwest community of Mount Pleasant, on the northwest corner of 16 Avenue NW and 2 Street NW. Along the 16 Avenue frontage, the site is currently developed with restaurants, offices, and commercial uses. Along the 2 Street NW and 17 Avenue NW frontage, the site is developed with single detached houses.

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No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant is seeking a land use amendment to enable mixed use development. The portion of the site fronting the 16 Avenue NW Urban Main Street is envisioned to have human-scaled commercial uses at the ground floor. A range of potential uses may be realized on upper floors that include, but are not limited to, office, multi-residential, and health care services. Multi-residential development is envisioned along the portion of the site oriented toward 17 Avenue NW.

The application originally proposed a 20 to 22 storey tower on the southern portion of the site with a six-storey development on the northern portion. The tower was amended to 12 storeys in a subsequent submission in order to align with the *North Hill Communities Local Area Plan* and in response to community feedback. The updated application is in alignment with policy direction from the LAP.

A detailed planning evaluation of the 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 created a [project website](#) that invited visitors to provide feedback. The website has been regularly updated throughout the application process with details of the proposal, massing studies, and analysis. The applicant also held two meetings with the Mount Pleasant Community Association in September and December 2021. The December meeting was open to members of the Tuxedo Park and Crescent Heights Community Associations as both communities are in close proximity to the subject site. 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 52 letters of opposition and two letters of support to the applicant's original proposal, which was for a 22-storey tower on the site. The letters of opposition included the following concerns:

- the application does not comply with the *North Hill Communities Local Area Plan*;
- shadow impacts;
- the building height is too tall for the area;
- traffic and parking; and

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- too much density for the area.

The Mount Pleasant Community Association also provided a letter of non-support to the initial proposal on 2021 November 02. In response to feedback, the applicant amended the application to provide for a maximum height of 12 storeys and presented the revised proposal to the Mount Pleasant Community Association and representatives from adjacent community associations. On 2022 January 09, the Mount Pleasant Community Association revised their position and provided a letter of support for the amended proposal. The letter of support and initial letter of opposition from the Community Association are included in Attachment 4.

Individuals who provided feedback on the original proposal were contacted to inform them of the amended proposal. A new notice posting was created to reflect the change. In response, three letters of support and two letters of opposition were received. One letter of opposition noted that there are no buildings of this scale in the area. The second came from a resident who is concerned about potential shadows cast by the development during the winter solstice, which may limit solar exposure to their property and reduce the productivity of their solar panels.

Administration reviewed the relevant planning issues specific to this application and has determined the proposal to be appropriate. With a subsequent development permit application, shadow impacts will be reviewed in detail with the intent of mitigating their effects on the surrounding area. Opportunities to break up and reduce the mass of the building will also be explored through the development permit review in order to ensure that the development is compatible with the surrounding context.

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 commercial and residential development that will increase the vibrancy and human-scaled activity along an Urban Main Street. It would also enable increased density in close proximity to frequent transit, specifically the Max Orange BRT which runs along 16 Avenue N and the Route 301 BRT which runs along Centre Street N. The site is also less than 400 metres (5-minute walk) from the future Green Line LRT station at 16 Avenue N and Centre Street N. The high level of transit service in this area provides connections to key employment hubs including the Centre City, SAIT, Foothills Hospital, University of Calgary and the Alberta Children's Hospital.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#); however, the strategic location of the development in a transit rich area will enable increased use of public transit and has the potential to significantly reduce greenhouse gases that would otherwise be created through vehicle trips. Further opportunities

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to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

Approval of this land use application may encourage increased numbers of people and jobs in a location where strategic investments in primary transit infrastructure have been made. Additional population and employment will contribute to increased transit ridership, maximizing the return on investments in both in the Max Orange BRT and the Green Line.

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