

Planning & Development Report to
Calgary Planning Commission
2022 February 24

ISC: UNRESTRICTED
CPC2022-0171
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**Land Use Amendment in Mount Pleasant (Ward 7) at 739 – 23 Avenue NW,
LOC2021-0138**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 739 – 23 Avenue NW (Plan 2934O, Block 33, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 FEBRUARY 24:

That Council give three readings to **Proposed Bylaw 55D2022** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 739 – 23 Avenue NW (Plan 2934O, Block 33, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Oppositions to Recommendation:

Councillor Wong

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may 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? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for greater housing choices that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit has not been submitted at this time.
- 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 application, located in the northwest community of Mount Pleasant, was submitted by the landowner, Ken Homes LTD, on 2021 September 08. The Applicant Submission (Attachment 2), indicates that the landowner is looking to build a four-unit rowhouse in the future.

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This 0.06 hectare corner parcel is located at the intersection of 7 Street NW and 23 Avenue NW. The site is developed with a single detached dwelling and a detached rear garage accessed from 7 Street NW, although there is a rear lane for future vehicle access to the site.

No development permit application has been submitted at this time.

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. After receiving the comments from Administration and the Mount Pleasant Community Association (which encouraged public engagement), the applicant contacted the Community Association to further discuss the 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 17 responses in opposition from the public noting the following areas of concern:

- community character (desire for rowhouses on primary streets only such as 20 Avenue NW or 4 and 10 Street NW, orientation of units towards the street, general massing);
- privacy and shadowing;
- waste and recycling bin numbers and storage locations;
- parking and traffic generation;
- overuse of local amenities (pool, rink, etc.);
- removal of trees;
- energy efficiency of low-density styles of development, including single detached, semi-detached, and rowhouse forms; and
- engagement with the community.

The Mount Pleasant Community Association provided a letter of opposition on 2021 November 11 (Attachment 4) which includes the following concerns:

- rowhouses are supported on 20 Avenue NW, 4 Street NW, and 10 Street NW, and generally opposed in the interior of the community;
- proximity to amenities does not take into consideration other community concerns, such

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- as parking, waste/recycling collection, noise, privacy, shadowing, etc.; and
- strongly encouraging the applicant to complete community engagement to discuss the application.

The applicant contacted the Mount Pleasant Community Association after these comments were received to discuss the proposal. Administration followed up with the Community Association to confirm if there were any new comments. No updates have been received at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides modest density increases within neighbourhoods while being sensitive to adjacent homes. The design compatibility will be reviewed at the development permit stage along with a review of technical concerns such as waste and recycling, traffic, and parking.

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 would allow for a wider range of housing types than the existing R-C2 District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit, such as solar panel and electric vehicle rough-ins, which will align with The City's [Climate Resilience Strategy](#) (Programs 3 and 4).

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 land, 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

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- 4. Community Association Response
- 5. **Proposed Bylaw 55D2022**
- 6. **CPC Member Comments**
- 7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform