

Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 462 – 20 Avenue NW, LOC2021-0005

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 462 – 20 Avenue NW (Plan 2129O, Block 23, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JUNE 03:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 35P2021** for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 103D2021** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 462 – 20 Avenue NW (Plan 2129O, Block 23, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a courtyard-style rowhouse development in addition to the building types already allowed in the Residential – Grade-Oriented Infill (R-CG) District (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that is generally compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean for Calgarians? The proposed DC District would allow for greater variety of housing options within the community, and more efficient use of land, existing infrastructure and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has 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

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DISCUSSION

This land use amendment application was submitted by CivicWorks on behalf of the landowner, Gemira Elaine McClary, on 2021 January 15. The subject site is located in the northwest community of Mount Pleasant on 20 Avenue NW between 4 Street NW and 3 Street NW. The site contains a single detached dwelling and has lane access.

To accommodate the proposed DC District, a map amendment to the *North Hill ARP (2000)* is required to include the site in the Low Density Residential or Low Density Multi Dwelling policy area.

No development permit application has been submitted at this time. As indicated in the Applicant Submission (Attachment 4), the owner has expressed the desire to accommodate a courtyard style rowhouse development where two units face 20 Avenue NW and two units face an interior courtyard with each unit containing a basement secondary suite.

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 respective community association was appropriate. In response, the applicant placed signage on the property encouraging members of the public to reach out with questions or for more information, and dropped off postcards at approximately 150 nearby homes. The Applicant Outreach Summary can be found in Attachment 5.

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 one objection letter from the public regarding the following:

- lack of parking provided for the number of units proposed;
- massing will have negative impacts on adjacent properties; and
- the four primary dwelling units and four suites proposed will add too much density to the site.

The Mount Pleasant Community Association provided a letter of support on 2021 February 16 (Attachment 6).

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal allows for a wider range of housing types than is allowed in the existing R-C2 District, which may better meet the diverse needs of present and future populations in this community.

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 encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing to the community. In addition, the proposal allows for greater flexibility in midblock development, as this is difficult to achieve currently in the form which is permitted utilizing the R-CG District.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 35P2021**
3. **Proposed Bylaw 103D2021**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **Public Submissions**
8. **CPC Commissioner Comments**

**Planning & Development Report to
Calgary Planning Commission
2021 June 3**

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Department Circulation

General Manager	Department	Approve/Consult/Inform