

**Land Use Amendment in Mount Pleasant (Ward 7) at 738 – 20 Avenue NW,
 LOC2022-0077**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 738 – 20 Avenue NW (Plan 2934O, Block 23, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for grade-oriented multi-residential development with a maximum building height of 12 metres (approximately three-to-four storeys).
- The proposal represents an appropriate intensification for the site, allows for development that is compatible with the existing community, and is in alignment with the applicable policies for the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, amenities and transit.
- Why does this matter? The proposal would better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit 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 2022 May 2 by CivicWorks on behalf of landowners, Sharanpreet Singh and Vishavdeep Singh. The 0.08-hectare (0.21-acre) site is located in the community of Mount Pleasant at the northeast corner of 7 Street NW and 20 Avenue NW. The site is currently developed with a duplex dwelling and side attached garage. The applicant submission (Attachment 3) indicates the owner's intention to develop grade-oriented multi-residential buildings on the site.

A development permit application for a two-building, 12-unit development was submitted on 2022 May 31 and is currently under review. See Development Permit (DP2022-03733) Summary (Attachment 4) for additional information.

A detailed planning evaluation, including location and site context is provided in Background and Planning Evaluation (Attachment 1).

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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 150 postcards to neighbouring properties with project details and contact information, met with the Mount Pleasant Community Association and shared project information with the Ward 7 office. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administrations standard practices, the application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

No comments from the Mount Pleasant Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

Administration received three letters of opposition from the public. The letters of opposition included the following areas of concern:

- lack of on-site parking for the number of dwelling units proposed;
- redevelopment of the site would remove more affordable units;
- loss of mature trees;
- density and massing does not fit within the community context;
- increase in noise and light pollution;
- quality of proposed development will not match existing homes;
- increase in traffic volumes; and
- safety of local residents.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The intent of the proposed DC District is to provide a modest increase in density (Attachment 2). The building, site design, waste management and on-site parking are being determined as part of the review of development permit DP2022-03733.

Following Calgary Planning Commission, notifications for a 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

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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 [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit.

Economic

The ability to increase 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 know risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Development Permit (DP2022-03733) Summary
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform