

**Land Use Amendment in Mount Pleasant (Ward 7) at 504 – 20 Avenue NW,
 LOC2021-0113**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 504 – 20 Avenue NW (Plan 2934O, Block 21, Lots 1 and 2) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
 FEBRUARY 10:**

That Council give three readings to **Proposed Bylaw 38D2022** for the redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 504 – 20 Avenue NW (Plan 2934O, Block 21, Lots 1 and 2) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses in addition to the building types already listed in the Direct Control (DC) District (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The application represents an appropriate density increase of the site, would allow for development that is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *North Hill Communities Local Area Plan (LAP)* and *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed redesignation would represent a modest increase in density that may provide more housing options for Calgarians. The subject site is also in close proximity to established transit routes.
- Why does this matter? The Residential – Grade-Oriented Infill (R-CG) District would allow for additional choice in housing types in close proximity to services and amenities.
- 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, located in the northwest community of Mount Pleasant, was submitted by Horizon Land Surveys on behalf of the landowner, 2214249 Alberta LTD (Joyce Wang), on 2021 July 06. A development permit application has not been submitted at this time and no timeline for redevelopment has been identified in the Applicant Submission (Attachment 2).

A detailed planning evaluation of the land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

Prior to submission of the proposed land use amendment, the applicant reviewed the [Applicant Outreach Toolkit](#) and assessed which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant conducted a postcard drop to residents within a 90 metre radius of the subject site. During this process, the applicant knocked on residents' doors and spoke with them regarding the details of this proposal. The applicant also spoke with the Ward Councillor's Office and the Mount Pleasant Community Association. Further details can be found in the Applicant Outreach Summary (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 three letters of oppositions from the public focused on the following areas of concern:

- proposed density;
- impacts to existing community character;
- building heights, shadowing, and loss of privacy for adjacent properties;
- the increased potential for secondary suites, in addition to rowhousing; and
- parking.

Administration received a letter in support from the Mount Pleasant Community Association on 2021 August 02 (Attachment 4) indicating that that proposed district aligns with their community's vision for density. The Community Association letter noted that this site may not be the best location for secondary suites because of the lack of street parking along 4 Street NW.

Administration considered the relevant planning issues specific to the proposed redesignation 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 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 DC District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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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 may be explored and/or implemented at the development permit and building permit stages.

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 existing infrastructure and services.

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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 38D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform