

**Land Use Amendment in Mount Pleasant (Ward 7) at 3220 – 4 Street NW,
LOC2022-0035**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.73 hectares ± (1.81 acres) located at 3220 – 4 Street NW (Plan 9110053, Block 62, Lot 70) from Direct Control (DC) District to Commercial – Community 2 f1.0h12 (C-C2f1.0h12) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 7:

That Council give three readings to **Proposed Bylaw 124D2022** for the redesignation of 0.73 hectares ± (1.81 acres) located at 3220 – 4 Street NW (Plan 9110053, Block 62, Lot 70) from Direct Control (DC) District to Commercial – Community 2 f1.0h12 (C-C2f1.0h12) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for an expansion of a funeral home through the addition of an outdoor pavilion, which is not currently allowed under the existing Direct Control (DC) District regulations.
- This application would also allow opportunities for future commercial redevelopment within an identified Neighbourhood Main Street in alignment with the policies of the *Municipal Development Plan (MDP)* and *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? In light of recent health events, a pavilion would allow for safer gatherings and services to be held by the existing funeral home.
- Why does this matter? This land use amendment replaces an older DC District with a standard commercial district that is appropriate and more flexible for the current and potential future uses of the site.
- A development permit has been submitted and is under review.
- 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 Lau Architecture and Urban Design on behalf of the landowner, Service Corporation Internal (Canada) ULC, on 2022 March 04.

The 0.73 hectare (1.81 acre) site is located in the northwest community of Mount Pleasant, (and also on the boundary with the community of Highland Park) on the east side of 4 Street NW between 31 Avenue NW and 32 Avenue NW. Along the 4 Street NW frontage, the site is currently developed with an one-storey funeral home. The east portion of the site is a surface parking lot that also serves as a staging area for funeral processions.

As noted in the Applicant Submission (Attachment 2), this land use amendment is required to allow the development of a covered pavilion north of the existing building. A development permit for façade renovations and a pavilion was submitted in June 2021. The pavilion portion of the

**Land Use Amendment in Mount Pleasant (Ward 7) at 3220 - 4 Street NW,
 LOC2022-0035**

application was removed from the final approval in order to comply with Section 1 of the existing DC District regulations ([Bylaw 35Z90](#)). The Bylaw regulations limit the funeral home use to within the structures existing on site as of the date of approval of that Direct Control designation, being 1990 April 09. As such, the Development Authority was legally unable to approve the covered pavilion. On 2022 June 13 the applicant submitted a new development permit application for an outdoor pavilion which is now under review. See Development Permit (DP2022-04090) Summary (Attachment 3) for additional information.

The Applicant Submission and the submitted development permit indicate that they intend to continue to operate the funeral home if this land use amendment is approved, with no plans for the sale or significant redevelopment of this site.

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 coordinated an outreach effort to communicate with adjacent neighbours and the Mount Pleasant and Highland Park Community Associations to provide information about the proposed land use amendment. An Applicant Outreach Summary can be found in Attachment 4.

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.

The Mount Pleasant Community Association did not provide any comments or respond to follow-up communications.

Administration also circulated the application to the neighbouring Highland Park Community Association (CA). The CA initially provided a letter of non-support on 2022 April 20, noting that the site does not meet the Commercial – Community 2 (C-C2) District's minimum lot area of 3.2 hectares. As such, they indicated that the use of the C-C2 District was inappropriate. On 2022 May 24, following discussion of Administration's review of alternate districts, the Highland Park CA revised their response and provided a letter of support for the application. The letter of support and initial letter of opposition from the Highland Park Community Association are included in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The design of the pavilion is being reviewed as part

**Land Use Amendment in Mount Pleasant (Ward 7) at 3220 - 4 Street NW,
LOC2022-0035**

of the ongoing development permit application. The scale, intensity and use of any future redevelopment of the site would be reviewed through future development permit applications.

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 the existing funeral home to provide an outdoor gathering space for memorials and celebrations of life. Uses like funeral homes serve important social and cultural roles in Calgary, and the need for integrated outdoor gathering spaces has been highlighted during the COVID-19 pandemic.

Environmental

This application and the current development permit application do not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future redevelopment on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The proposed land use amendment could support the existing business in maintaining and re-investing in its current location and to expand its business offerings in light of the recent health environment.

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. Development Permit (DP2022-04090) Summary
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 124D2022**
- 7. CPC Member Comments**

**Planning & Development Report to
Calgary Planning Commission
2022 July 7**

**ISC: UNRESTRICTED
CPC2022-0750
Page 4 of 4**

**Land Use Amendment in Mount Pleasant (Ward 7) at 3220 - 4 Street NW,
LOC2022-0035**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform