

Land Use Amendment in Mount Pleasant (Ward 7) at 901 – 22 Avenue NW, LOC2021-0190

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 901 – 22 Avenue NW (Plan 2934O, Block 26, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 1:

That Council give three readings to **Proposed Bylaw 152D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 901 – 22 Avenue NW (Plan 2934O, Block 26, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the uses 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 land use would allow for greater housing choice that 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.

DISCUSSION

This application, located in the northwest community of Mount Pleasant, was submitted by Quadri Azeez on behalf of the landowners, Investa Custom Homes Corp., Royal Trust Corporation of Canada and Jatinder Wadh, on 2021 November 18. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates that the landowner is looking to build a rowhouse building in the future.

This 0.06-hectare corner parcel is located at the southwest corner of 22 Avenue NW and 8 Street NW. The site is developed with a single detached dwelling and detached garage with rear lane access.

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

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 comments from Administration and the Mount Pleasant Community Association (CA), the applicant contacted the CA 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, and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 15 responses in opposition from the public noting the following areas of concern:

- congestion in the rear lane (due to increased vehicles and waste bins);
- shadowing;
- overlooking/privacy;
- loss of community character;
- lack of street parking;
- lack of green space and canopy trees on rowhouse sites;
- increased traffic on surrounding roads; and
- loss of mature trees.

The Mount Pleasant CA provided a letter of opposition on 2022 March 20 (Attachment 4) which includes the following concerns:

- parking;
- waste management;
- the loss of mature trees;
- size and lot coverage of rowhouses in contrast to existing single family development; and
- rowhouses are supported on 20 Avenue NW, 4 Street NW and 10 Street NW, and are generally opposed in the interior of the community.

The applicant contacted the Mount Pleasant CA after these comments were received to discuss the proposal. Administration followed up with the CA to confirm if there were any new comments. No updates have been received by Administration.

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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 including, but not limited to, waste and recycling, traffic, and parking.

Following Calgary Planning Commission, notifications for a 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 Residential – Contextual One / Two Dwelling (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 *Calgary Climate Strategy – Pathways to 2050*.

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
4. Community Association Response
5. **Proposed Bylaw 152D2022**
6. **CPC Member Comments**
7. **Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform