

Land Use Amendment in Mount Pleasant (Ward 7) at 926 – 20 Avenue NW, LOC2022-0107

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 926 – 20 Avenue NW (Plan 2934O, Block 25, Lot 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 NOVEMBER 17:

That Council give three readings to **Proposed Bylaw 1D2023** for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 926 – 20 Avenue NW (Plan 2934O, Block 25, Lot 13) 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 building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase on the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the 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 increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use would allow for greater housing choice and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a three-unit rowhouse building with secondary suites 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, located in the northwest community of Mount Pleasant, was submitted by the landowner, Opuala Ibianga, on 2022 June 28. The 0.04-hectare parcel is located at the northeast corner of 20 Avenue NW and 9 Street NW and is currently developed with a one-storey single detached dwelling and detached garage. The existing garage is accessed from 9 Street NW; however, the parcel has a rear lane for future vehicular access. This application proposes redesignation to the R-CG District to accommodate a rowhouse building, as per the Applicant Submission (Attachment 2).

**Land Use Amendment in Mount Pleasant (Ward 7) at 926 - 20 Avenue NW,
LOC2022-0107**

A development permit application for a three-unit rowhouse building containing three secondary suites and a detached garage was submitted on 2022 July 29 and is under review. See Development Permit (DP2022-05398) Summary (Attachment 3) for additional information.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was 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 relevant public groups and respective community association was appropriate. In response, the applicant held a virtual meeting with the Mount Pleasant Community Association (CA) to discuss the proposal and emailed proposed development plans to the CA and the adjacent property owner. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- insufficient parcel size for increased density;
- traffic safety and increased congestion near a school site;
- availability of on-site and on-street parking; and
- building height is not compatible with nearby residential development.

The letter of support noted that there are social and environmental benefits of increased density in the established areas, and that this will help to bring new amenities to Mount Pleasant.

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

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 low-density housing forms. It is designed to provide a modest density increase within a neighbourhood while being sensitive to adjacent homes. The building and site design, on-site parking and number of units are being reviewed through the development permit application.

**Planning and Development Services Report to
Calgary Planning Commission
2022 November 17**

**ISC: UNRESTRICTED
CPC2022-1202
Page 3 of 3**

**Land Use Amendment in Mount Pleasant (Ward 7) at 926 - 20 Avenue NW,
LOC2022-0107**

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 R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 review of the development permit.

Economic

The ability to develop up to three rowhouse units with secondary 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. Development Permit (DP2022-05398) Summary
4. Applicant Outreach Summary
- 5. Proposed Bylaw 1D2023**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform