

**Planning and Development Services Report to
Calgary Planning Commission
2023 January 26**

**ISC: UNRESTRICTED
CPC2023-0055
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**Land Use Amendment in Mount Pleasant (Ward 7) at 501 and 507 – 22 Avenue
NW, LOC2022-0113**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 501 and 507 – 22 Avenue NW (Plan 2934O, Block 30, Lots 37, 38, 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a multi-residential development, in addition to the building types 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 is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the Municipal Development Plan (MDP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that will better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted for a courtyard-style multi-residential development and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Mount Pleasant, was submitted on 2022 June 30 by CivicWorks on behalf of landowner Professional Custom Homes (Attachment 2). A development permit (DP2022-04881) for a multi-residential development was submitted on 2022 July 11 by FAAS Architecture on behalf of Professional Custom Homes.

The original submission was to change the land use to a Direct Control (DC) District based on the Multi-Residential Contextual Grade-Oriented (M-CG) District. Following Council's approval of the creation of the Housing – Grade-Oriented (H-GO) District in Land Use Bylaw 1P2007 on 2022 October 5, the application was changed to seek the H-GO District.

The subject site is located on a corner and adjacent parcel at 501 and 507 – 22 Avenue NW, with an area of approximately 0.11 hectares (0.27 acres) and supported by a rear lane. The parcels are currently developed with single detached dwellings with 507 having a detached garage with vehicular access to the lane. The proposed development comprises 10 dwelling units with secondary suites in a courtyard-style development with two townhouse buildings. It is anticipated that this development permit will be ready for decision in the first quarter of 2023.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and respective community association was appropriate. In response, the applicant provided letters to all addresses within 150 metres of the site at the beginning of the application process. The applicant also attended a meeting with the Community Association and nearby neighbours. Furthermore, the applicant provided on-site signage (separate from standard City of Calgary signage) and provided a dedicated phone and email line for public responses. After the transition to the H-GO district the applicant reached out again to the Community Association and Ward 7 Office to discuss the transition to the new district as well as to share an outreach summary letter. More 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 relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 25 letters in opposition and two letters in support of this application. The letters of opposition cited the following concerns:

- height and shadowing;
- too high of density;
- increased traffic;
- on-site parking capacity;
- challenge of parking stalls located on a steep slope;
- development does not fit in with existing community character; and
- waste management and storage.

The Mount Pleasant Community Association provided a letter of opposition on 2022 August 19 (Attachment 5) identifying the following areas of concern:

- the corner parcel can be redesignated but 507 should not be allowed;
- parking;
- shadowing; and
- waste storage.

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IMPLICATIONS

Social

The proposed land use district would allow for additional configuration of housing types and may better accommodate housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure, and services, and may provide more housing choice in the community.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform