

**Land Use Amendment in Mount Pleasant (Ward 7) at 527 and 531 – 17 Avenue NW,
 LOC2022-0155**

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 527 and 531 – 17 Avenue NW (Plan 2934O, Block 1, Lots 25 to 28) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1h20) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JANUARY 26:

That Council give three readings to **Proposed Bylaw 30D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 527 and 531 – 17 Avenue NW (Plan 2934O, Block 1, Lots 25 to 28) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1h20) District.

HIGHLIGHTS

- This application seeks to redesignate the subject properties to Multi-Residential – High Density Low Rise (M-H1h20) District to enable the development of a six-storey multi-residential building.
- The proposal is compatible with the surrounding land uses and developments and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed M-H1 District would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposed M-H1 District would 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.

DISCUSSION

This land use application, in the northwest community of Mount Pleasant, was submitted by CivicWorks on behalf of the landowner, Deepak Taneja, on 2022 August 11. The two parcels combined are approximately 0.11 hectares (0.27 acres) in size and are located north of 16 Avenue NW and west of 4 Street NW. The sites were both originally developed with single detached homes and garages accessed off the rear lane.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a six-storey multi-residential building with underground parking accessed from the rear lane.

The application originally proposed the Mixed Use – General (MU-1f4.0h20) District, which would have allowed for a mixed-use development with commercial uses at grade and residential uses above. On 2022 October 24, the application was amended to the M-H1h20 District as the

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LAP does not support commercial uses at this location. The M-H1 District allows Administration to apply the LAP policy to the discretionary uses listed in the district, prohibiting commercial development on the site.

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
- Relevant public groups 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 the community association was appropriate. In response, the applicant delivered postcards, contacted the Mount Pleasant Community Association (CA), posted their own signage, and maintained a project website. The Applicant Outreach Summary and additional details can be found in 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.

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

Administration received 12 responses in opposition from the public. Their concerns have been summarized below:

- street parking is limited;
- traffic congestion may increase with additional residents;
- noise may increase and living next to a construction zone is undesirable;
- building height increase may cause privacy concerns, shadowing, and the loss of views for neighbouring properties;
- climate concerns raised, including the potential loss of trees and uncertainty if 6 storeys is the most efficient option from a climate perspective;
- community character may be negatively impacted as this is different from the 4 storey apartment buildings located to the west and the low density residential to the north;
- character homes, although not dedicated heritage assets, should be maintained given their age; and
- property values of neighbouring parcels may be negatively affected.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The existing buildings are not designated heritage assets and are outside of the Heritage Guideline Areas outlined in the LAP. The increase in height is in alignment with the LAP policies for this site. The future building and site design,

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including tree retention, parking, and building efficiency will be reviewed and determined at the development permit stage.

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 district would allow for a higher intensity of housing development than the existing land use district. The proposed change 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 will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would make 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 proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 30D2023**
5. **Public Submissions**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform