

Land Use Amendment in Mount Pleasant (Ward 7) at 466 – 29 Avenue NW, LOC2023-0047

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 466 – 29 Avenue NW (Plan 2617AG, Block 44, Lots 33 and 34) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 115D2023** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 466 – 29 Avenue NW (Plan 2617AG, Block 44, Lots 33 and 34) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented housing in a variety of attached, clustered or stacked forms.
- The proposal represents an appropriate density that is compatible with the character of the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *North Hill Communities Local Area Plan (LAP)*.
- 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 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.

DISCUSSION

This land use amendment, in the northwest community of Mount Pleasant, was submitted on 2023 February 22 by CivicWorks on behalf of the landowner, Harminder Sandhu. No development permit has been submitted at this time. In the Applicant Submission (Attachment 2), they note their intent to build two courtyard-style townhouse buildings with 6 dwelling units on upper floors and 6 secondary suites in lower floors on the parcel. They intend on developing this site as an affordable rental property that meets the requirements for funding through the Canada Housing & Mortgage Corporations' Rental Construction Financing Program.

The approximately 0.08 hectare site is located at the northeast corner of 29 Avenue NW and 4 Street NW with a rear lane. The site is currently developed with a single detached dwelling and a detached garage accessed from 4 Street NW. There is a rear lane for future vehicle access to the site.

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A detailed planning evaluation of the application, including location maps and 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 [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered letters to neighbours within 200 metres of the site, displayed signage on site, provided a webpage with additional information, and assigned a dedicated email and phone line for public responses. The applicant also contacted the Mount Pleasant Community Association and the Ward 7 Councillor's office and hosted an online public webinar. 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 the relevant public groups, notice posted on site and was published [online](#). Notification letters were also sent to adjacent landowners.

Administration received five letters of opposition and three letters indicating neither support nor in opposition but with questions from the public around future development. The letters of opposition included the following areas of concerns:

- increased traffic and parking issues;
- high density and over development of the site;
- noise;
- privacy and overlooking neighbour lots;
- effect on the value of the existing neighbouring homes;
- massing, particularly in regards to height and lot coverage; and
- new development does not fit the character of the community.

The Mount Pleasant Community Association provided comments via email on 2023 May 29 (Attachment 4) indicating support of higher density development. However, they also question interpretation of policies in the *North Hill Communities Local Area Plan* regarding whether this proposed H-GO land use which features two residential buildings on the front and back of the parcel meets the building orientation policies.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for Public Hearing of Council 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 diversity of grade-oriented housing that may better accommodate the 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 stage.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure, and services, and may provide more housing choices 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
5. **Proposed Bylaw 115D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform