

**Land Use Amendment in Mount Pleasant (Ward 7) at 902 – 21 Avenue NW,  
 LOC2023-0146**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 902 – 21 Avenue NW (Plan 2934O, Block 26, Lots 1 and 2) 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 and townhouses, 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 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) 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 this matter? The proposed R-CG 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 application, located in the northwest community of Mount Pleasant, was submitted by Horizon Land Surveys on behalf of the landowners, Kisslaya Tewatia and Parwinder Pal Lall, on 2023 May 29. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), their intent is to accommodate a development with up to four units with secondary suites.

The approximately 0.06 hectare parcel is located on the northwest corner of 8 Street NW and 21 Avenue NW. The parcel currently contains a single detached dwelling and attached garage. There is a rear lane for future vehicle access to 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).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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**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 the public/interested parties and respective community association was appropriate. In response, the applicant delivered informational postcards to addresses within approximately 90 metres of the site. The applicant also contacted the Ward 7 Councillor's office and Mount Pleasant Community Association. 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 four letters in response. One letter in support, one neutral, and two in opposition. The letters cited the following concerns:

- loss of vegetation and mature trees;
- too much density and height for the location;
- concerns about street parking availability; and
- increased vehicular traffic.

The Mount Pleasant Community Association (CA) provided a letter of opposition on 2023 June 27 (Attachment 4) identifying the following concerns:

- inappropriate location for increased density;
- too large of massing leading to negative shadow and privacy impacts on neighbours;
- loss of mature trees;
- not enough parking; and
- management and storage of waste and recycling containers.

Administration considered the relevant planning issues specific to the application and has determined the application 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 for a modest density increase while being sensitive to adjacent development. The building, site design and further review of traffic and parking considerations will be evaluated through a future development permit application.

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.

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**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*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. 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 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform