

Land Use Amendment in Mount Pleasant (Ward 7) at 438 – 30 Avenue NW, LOC2023-0049

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.20 acres ±) located at 438 – 30 Avenue NW (Plan 2617AG, Block 61, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 07:**

That Council give three readings to **Proposed Bylaw 192D2023** for the redesignation of 0.08 hectares ± (0.20 acres ±) located at 438 – 30 Avenue NW (Plan 2617AG, Block 61, Lots 18 to 20) 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 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 Sarah Kwan on behalf of the landowner, Catherine Theng, on 2023 February 23. No development permit application has been submitted at this time, however, as indicated in the Applicant Submission (Attachment 2), the proposed R-CG District is intended to accommodate a four-unit rowhouse development with secondary suites.

The approximately 0.08 hectare site is located along 30 Avenue NW with a rear lane along the northern property line. The site is currently developed with a single detached dwelling and a detached garage with front driveway access off of 30 Avenue NW. The subject site is situated approximately 150 metres (three-minute walk) east of 4 Street NW, and approximately 475 metres (eight-minute walk) west of Centre Street N.

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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 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 notified the Mount Pleasant Community Association and the Ward 7 Councillor's Office. In addition, the applicant sent letters to approximately 20 neighbouring properties with project details and contact information provided. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 36 letters of opposition from the public during the initial circulation of the application. The areas of concern included increased density, traffic and parking impacts, increased height and shadowing, privacy, and impacts on the value and enjoyment of neighbouring properties. The Mount Pleasant Community Association initially submitted a letter in opposition (Attachment 4) on 2023 May 24, noting conflicts with the North Hill Communities LAP policies.

In response to comments from the public/interested parties and the community association, the applicant revised the proposed site plan and reduced the proposed number of dwelling units from six units to four units. Administration circulated the application a second time with the revised information provided by the applicant. The public did not provide any additional comments on the circulation. The Mount Pleasant Community Association provided an updated letter neither in support nor in opposition on 2023 July 21 (Attachment 4).

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed 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*. 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 stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing 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 192D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform