

Planning and Development Services Report to
 Calgary Planning Commission
 2023 October 19

ISC: UNRESTRICTED
 CPC2023-0987
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**Land Use Amendment in Mount Pleasant (Ward 7) at 1009 – 24 Avenue NW,
 LOC2023-0114**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report CPC2023-0987 to the 2023 November 14 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 1009 – 24 Avenue NW (Plan 3150P, Block 40, Lot 20 and a portion of Lot 21) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 229D2023** for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 1009 – 24 Avenue NW (Plan 3150P, Block 40, Lot 20 and a portion of Lot 21) 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 dwelling and secondary suites).
- The proposal represents an appropriate density increase of a residential site, advances climate mitigation objectives identified in the *Calgary Climate Strategy – Pathways to 2050*, allows for development that may be 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 it 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 it 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.
- A development permit has been submitted and is under review. The development permit is for a semi-detached dwelling with secondary suites designed in keeping with technical and operational requirements of the Canadian Home Builders' Association Net Zero Home Label.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This land use amendment application in the northwest community of Mount Pleasant was submitted by Homes By Sorensen on behalf of the landowners, David and Deanna Hoffart on 2023 April 26. A development permit application (DP2023-04954) has been submitted to retain the existing semi-detached dwelling and provide a further semi-detached building in the rear with secondary suites and a garage block.

The 0.07 hectare (0.18 acre) parcel is located midblock on the south side and western end of 24 Avenue NW. Its western (and southern) property line is shared with a lane that extends around the rear of the property. The existing garage, accessed from the southern lane is adjacent to the rear of the dwelling to the east. Due to the unique nature of the lotting, this eastern dwelling fronts 9 Street NW.

As noted in the Applicant Submission (Attachment 2), the proposed development is pursuing Canadian Home Builders' Association's (CHBA) Net Zero Home Label. To meet the minimum technical and energy use requirements of the CHBA's Net Zero Home Label program, the proposed development is intended to include superior thermal insulation consisting of double stud wall construction, triple pane windows and high-performance mechanical equipment significantly reducing the projects energy demand. The residual energy demand is anticipated to be offset by an on-site solar photovoltaic system ensuring the proposed building is being designed to generate as much energy as it will consume on annual basis. This has placed it as a priority project in recently launched The City of Calgary's Green Buildings Priority Stream.

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 reached out to the Mount Pleasant Community Association in 2021 and again on 2023 March 16. Hand delivered letters were provided to adjacent landowners in 2023 May with contact details and an explanation of the proposed development. 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 sent to adjacent landowners.

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Administration received 17 letters from the public – 15 expressing opposition and two expressing neither support nor opposition to the application. The letters of opposition included the following areas of concern:

- appropriateness of land use to existing character of the area;
- density;
- parking and traffic generation;
- building height;
- shadowing; and
- privacy.

Mount Pleasant Community Association provided comments on 2023 June 14, expressing neutrality for this application. Following submission of the Development Permit application, the Community Association provided a further letter dated 2023 August 2 stating its opposition to the land use application (Attachment 5). The Community Association areas of concern are:

- does not align with the *North Hill Communities Local Area Plan*;
- desire for a simultaneous land use amendment and development permit process;
- off-street parking;
- waste and recycling;
- adequate bicycle/active transportation storage; and
- limited transit.

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types and, as such, may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the development permit. The applicant has committed to pursuing the Canadian Home Builders' Association's Net Zero Home Label. As such, the proposed land use amendment is intended to allow for an excellent example of a high-performance development which advances and aligns with the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

The application was accepted into the recently launched City of Calgary Green Buildings Priority Stream. The program is designed to promote and facilitate innovative and energy efficient development projects.

Economic

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

Service and Financial Implications

No anticipated financial impact

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RISK

There are no know 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 229D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform