

Land Use Amendment in Mount Pleasant (Ward 7) at 901 – 20 Avenue NW, LOC2023-0187

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 901 – 20 Avenue NW (Plan 2934O, Block 16, Lots 25 and 26) 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 246D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 901 – 20 Avenue NW (Plan 2934O, Block 16, Lots 25 and 26) 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.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, located in the northwest community of Mount Pleasant, was submitted by Horizon Land Surveys on behalf of the landowner, 1198936 Alberta Ltd. (Peter Stern), on 2023 July 10. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to build a four-unit rowhouse building with up to four secondary suites.

The approximately 0.06 hectare parcel is located at the southwest corner of 20 Avenue NW and 8 Street NW and is currently developed with a one-storey single detached dwelling and detached garage. The existing garage is accessed from 8 Street NW; however, the parcel has a rear lane for future vehicular access.

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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 to the public/interested parties and respective community association was appropriate. In response, the applicant delivered informational postcards to homes within a 90-metre radius of the subject site and contacted the Ward 7 Councillor's Office. 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 one letter of opposition, which included the following areas of concern:

- increased parking issues;
- increased density;
- building height; and
- shadowing impacts on adjacent properties.

No comments from the Mount Pleasant Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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.

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Environmental

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which supports the overall 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 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. **Proposed Bylaw 246D2023**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform