

**Land Use Amendment in Mount Pleasant (Ward 7) at 606 – 25 Avenue NW,
 LOC2023-0317**

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 ±) at 606 – 25 Avenue NW (Plan 3955R, Block 5, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate a portion of the subject site to allow for rowhouses and townhouses in addition to the building types 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 provisions 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 increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to 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 regarding this proposal.

DISCUSSION

This land use amendment application in the northwest community of Mount Pleasant was submitted by Horizon Land Surveys on behalf of the landowner 2543352 Alberta Ltd. (Antuen Borici), on 2023 October 16. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a rowhouse development with up to four units and allow the remainder of the site to be subdivided for a single detached dwelling.

The site is currently designated Residential – Contextual One Dwelling / Two Dwelling (R-C2) District, and is located at the northwest intersection of 5 Street NW and 25 Avenue NW. The entire legal parcel consisted of three lots that were consolidated under a single title (Plan 3955R, Block 5, Lots 1-3). However, only Lots 1 and 2 (approximately 0.06 hectares in area) are the subject of this application and will be redesignated to the R-CG District. Lot 3 will remain as the R-C2 District. The proposed R-CG District would allow for the development of grade-oriented housing primarily in the form of rowhouse and townhouse buildings and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

**Land Use Amendment in Mount Pleasant (Ward 7) at 606 – 25 Avenue NW,
 LOC2023-0317**

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 relevant public groups and the respective community association was appropriate. In response, the applicant conducted a postcard delivery to residents within a 90 metre radius of the site, as well as contacting the Mount Pleasant Community Association and the Ward Councillor. The applicant also door knocked and spoke with surrounding residents. As a result of community outreach, the applicant submitted a subdivision application (SB2023-0356) to retain the remainder of the site as the existing Residential – Contextual One / Two Dwelling (R-C2) District. The subdivision application received approval on 2023 December 5. The Applicant Outreach Summary can be found in 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 21 responses from the public, three were in support and three were neutral, while 15 were in opposition, noting the following areas of concern:

- potential building height and shadow impacts on neighbouring properties;
- impact on availability of street parking and increased traffic;
- insufficient capacity of aging sewer infrastructure leading to backups;
- deterioration of the neighborhood's distinctive character;
- challenges with waste management; and
- loss of wildlife habitats due to excessive removal of trees.

The Mount Pleasant Community Association did not provide a response. 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 building massing and site design, on-site parking, Infrastructure capacity and waste management concerns will be reviewed and determined at the development permit stage. In addition, efforts will be made to collaborate with the applicant to retain trees wherever feasible, and high-quality urban design will be actively encouraged.

The R-CG District is intended to be located adjacent to other low-density districts and accommodate a variety of low-density housing forms. It provides a modest density increase

**Land Use Amendment in Mount Pleasant (Ward 7) at 606 – 25 Avenue NW,
LOC2023-0317**

within a neighbourhood while being sensitive to adjacent development. The building and site design, and on-site parking will be further 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 out 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 additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

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 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform