

Land Use Amendment in Mount Pleasant (Ward 7) at 836 and 912 – 16 Avenue NW, LOC2023-0099

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.30 hectares \pm (0.74 acres \pm) located at 836 and 912 – 16 Avenue NW (Plan 1213510, Block 4, Lot 41; Plan 1513006, Block 5, Lot 27) from Commercial – Corridor 1 f5.0h32 (C-COR1f5.0h32) District to Mixed Use – Active Frontage (MU-2f7.0h44) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 21D2024** for the redesignation of 0.30 hectares \pm (0.74 acres \pm) located at 836 and 912 – 16 Avenue NW (Plan 1213510, Block 4, Lot 41; Plan 1513006, Block 5, Lot 27) from Commercial – Corridor 1 f5.0h32 (C-COR1f5.0h32) District to Mixed Use – Active Frontage (MU-2f7.0h44) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 November 16:

“The following documents were distributed with respect to Report CPC2023-1051:

- A Revised Attachment 1; and
- A presentation entitled "LOC2023-0099 Land Use Amendment".”

HIGHLIGHTS

- This application seeks to redesignate the subject properties to the Mixed Use – Active Frontage (MU-2) District to allow for a 12 storey mixed-use development on each parcel.
- The proposal allows for an appropriate building form and set of uses along the 16 Avenue NW corridor and is in keeping with the applicable policies of the *North Hill Communities Local Area Plan (LAP)* and *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application would provide more housing options for inner city living with access to alternative transportation modes and employment areas while allowing for more efficient use of existing infrastructure.
- Why does this matter? The proposed Mixed Use – Active Frontage (MU-2f7.0h44) District would enable additional commercial, residential and employment opportunities that would help activate this part of Mount Pleasant along the 16 Avenue NW Urban Main Street Corridor. It would represent one of the first major developments along the north side of 16 Avenue since the adoption of the LAP.
- A development permit has been submitted for a mixed use development and is under review.
- There is no previous Council direction regarding this proposal.

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DISCUSSION

This land use amendment in the northwest community of Mount Pleasant was submitted by S2 Developments on behalf of the landowners, Peter Livaditis and the LaCaille Group on 2023 April 26. The Applicant submission is included as Attachment 2.

The project area is comprised of two vacant parcels that are 0.30 hectares (0.74 acres) in size which are located on the north side of 16 Avenue NW, two blocks east of 10 Street NW and the Southern Alberta Institute of Technology (SAIT). This area of 16 Avenue NW is classified as an Urban Main Street, as identified by the LAP and MDP. The proposed MU-2f7.0h44 District would facilitate a mixed-use development at a maximum building height of 44 metres, up to 12 storeys. The proposed MU-2 District would also allow for a maximum building floor area of 9,750 square metres on each parcel.

A development permit (DP2023-04992) for two 12 storey mixed use buildings comprised of ground floor commercial and above grade residential dwelling units is under review by Administration. A land use amendment is required to support this development proposal as the height and floor area ratio (FAR) proposed are beyond those allowable under the existing Commercial – Corridor 1 f5.0h32 District.

A previous Development Permit (DP2015-0676) which proposed a ten storey mixed use development consisting of ninety residential units, ground floor commercial and a below grade parking structure was approved by Administration in 2016. However, construction did not commence, and the Applicants are now pursuing a new development plan.

In order to better capture the development potential for the subject area, the applicant made the determination that the current land use district needed to be updated to a mixed use district to provide better flexibility in terms of uses and design rules for the site. The proposed MU-2 District also aligns better with the policies for redevelopment along 16 Avenue NW that are located with the LAP.

A detailed planning evaluation, 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 attended a Mount Pleasant Community Association meeting on 2023 June 06 and contacted adjacent landowners (100 colored brochures distributed) to discuss the application in person with area residents. The applicant also met with the Ward 7 Councillors Office on 2023

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January 05 to discuss the nuances of the application. 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 30 letters of opposition and five letters of support from the public. The letters of opposition included the following areas of concern:

- proposed height and density of both mixed-use towers and their potential impact on adjacent residences;
- reduced sunlight and privacy for neighboring lots and businesses;
- increased traffic and parking issues; and
- increased noise.

The Mount Pleasant Community Association provided a letter of support on 2023 May 17 (Attachment 4) but identified the following considerations:

- overall scale and density of the development and the shadowing impacts it will have on adjacent residences;
- alternative design options (stepdowns, stepbacks etc.) to help mitigate this negative impact;
- commercial retail space at grade should provide a variety of retail uses that will benefit the community as a whole; and
- further engagement with the community should be completed.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed development is in alignment with the LAP in terms of height and built form. 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 application includes two currently vacant sites within the community of Mount Pleasant and provides a framework for improvement along 16 Avenue NW. The development of these lands enables more efficient use of land and infrastructure and supports surrounding uses and amenities while introducing additional amenities for the community and greater area.

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Environmental

The applicant has indicated that they plan to pursue a specific measure as part of a submitted development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program Pathway F).

The submitted development permit application currently proposes that all parking stalls located within the underground structure will be EV-ready and 5% will be fully capable at the time of occupancy. This supports Program Pathway F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space. The development would provide housing opportunity, support local business, and provide employment opportunities within Mount Pleasant.

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 21D2024**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform