

**Land Use Amendment in Mount Pleasant (Ward 7) at 501 – 29 Avenue NW,
LOC2023-0356**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0121) to the 2024 March 5 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 0.06 hectares \pm (0.14 acres \pm) located at 501– 29 Avenue NW (Plan 3955R, Block 13, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 87D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 501– 29 Avenue NW (Plan 3955R, Block 13, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 February 8:

“7.2.4 Land Use Amendment in Mount Pleasant (Ward 7) at 501 – 29 Avenue NW, LOC2023-0356, CPC2024-0121

A revised Cover Report was distributed with respect to Report CPC2024-0121.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented housing where the dwelling units may be attached or stacked within a shared building or cluster of buildings that also includes secondary suites.
- The proposal represents an appropriate density increase of a residential site, 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 this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO 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.

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- There is no previous Council direction related to 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 landowners, Keying Chen and Joseph Xu on 2023 November 15. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant's intent is to build a project consistent with the H-GO District guidelines.

The 0.06 hectare (0.14 acre) corner site is located on the southwest corner of 4 Street NW and 29 Avenue NW with a rear lane. The site is immediately adjacent to a bus stop for Route 2 (Killarney/17 Av SW) and is currently developed with a single detached dwelling and a detached garage accessed from 4 Street NW.

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 the respective community association was appropriate. In response, the applicant conducted a direct approach to speak to local residents, including door knocking and post card delivery to residents and neighbours within a 90-metre radius of the site. The applicant also reached out to the Mount Pleasant Community Association and the Ward Councillor 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 relevant public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter of opposition included loss of street parking, loss of mature tree canopy and loss of community character as areas of concern.

The Mount Pleasant Community Association replied to Administration's standard circulation form (Attachment 4) and indicated they have received no feedback from residents. The Community Association further stated they have no position on this land use amendment.

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

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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 land use district would allow for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs A, F and K).

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services, and may 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. Community Association Response
5. **Proposed Bylaw 87D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform