

Planning and Development Services Report to  
Calgary Planning Commission  
2024 March 21

ISC: UNRESTRICTED  
CPC2024-0314  
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**Land Use Amendment in Mount Pleasant (Ward 7) at 839 – 20 Avenue NW,  
LOC2023-0378**

**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 ±) located at 839 – 20 Avenue NW (Plan 2934O, Block 17, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcel to Housing – Grade Oriented (H-GO) District to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- 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 H-GO District would allow for additional housing to be developed on this site and make more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District may 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.
- 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 New Century Design on behalf of the landowner, City Line Custom Homes Ltd., on 2023 December 5. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 2) describes their intent to develop a four-unit rowhouse.

The approximately 0.06 hectare (0.14 acre) corner site is located on the southeast corner of 8 Street NW and 20 Avenue NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

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

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**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/interest parties and respective community association was appropriate. In response, the applicant sent a letter to the Mount Pleasant Community Association, delivered post cards to neighbours and sent a letter to 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.

No public comments were received at the time of writing this report.

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

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 date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

This land use amendment would enable the development of more housing in a variety of housing types and cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

**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**

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would provide more housing choice in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

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**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform