

**Land Use Amendment in Mount Pleasant (Ward 7) at 839 – 22 Avenue NW,
 LOC2023-0381**

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 839 – 22 Avenue NW (Plan 2934O, Block 27, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 FEBRUARY 22:**

That Council give three readings to **Proposed Bylaw 101D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) at 839 – 22 Avenue NW (Plan 2934O, Block 27, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R CG) District.

HIGHLIGHTS

- This land use amendment 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 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 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.
- 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 Horizon Land Surveys on behalf of the landowner, Dorothy Linney, on 2023 December 7. No development permit has been submitted at this time. However, the Applicant Submission (Attachment 2) indicates the proposed land use district would enable the development of additional low density residential uses.

The approximately 0.06 hectare (0.14 acre) corner site is located on the southeast corner of 8 Street NW and 22 Avenue NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

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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 with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Mount Pleasant Community Association, Ward Councillor's Office and door knocked/delivered post cards to residents within a 90-metre radius of the subject site. 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 two letters of opposition citing the following concerns:

- inappropriate density increases in the area;
- inappropriate building type, height and massing in the area;
- increased traffic and parking issues; and
- environmental impact of the future development.

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 building and site design, number of units, privacy 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 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.

**Planning and Development Services Report to
 Calgary Planning Commission
 2024 February 22**

**ISC: UNRESTRICTED
 CPC2024-0205
 Page 3 of 3**

**Land Use Amendment in Mount Pleasant (Ward 7) at 839 – 22 Avenue NW,
 LOC2023-0381**

Environmental

This application does not include any actions that specifically address the objectives of *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 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
4. **Proposed Bylaw 101D2024**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform