

**Land Use Amendment in Mount Pleasant (Ward 7) at 2215 – 5 Street NW,
 LOC2023-0410**

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 2215 – 5 Street NW (Plan 1610933, Block 29, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application 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 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 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 in the northwest community of Mount Pleasant was submitted by Horizon Land Surveys on behalf of the landowner 2565904 Alberta Ltd. (Sinan Fazliu) on 2023 December 21. No development permit has been submitted at this time. However, the applicant has indicated their intent is to apply for a development permit to accommodate a row housing development. Additional information can be found within the Applicant Submission (Attachment 2).

The 0.06 hectare (0.14 acre) corner site is located on the southwest corner of 22 Avenue NW and 5 Street NW. The parcel is currently undeveloped with a rear lane for future vehicle access to the site. The site is located directly south of the Mount Pleasant Park, Outdoor Pool and Community Sportsplex. The site is in close proximity to three Main Streets as designated by the *Municipal Development Plan* (MDP), including 4 Street NW, 16 Avenue NW and Centre Street North.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 delivered postcards to residents within a 100 metre radius of the site on 2023 December 11. The applicant contacted the Mount Pleasant Community Association and Ward 7 Councillor's Office but received no response. 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 eight letters of opposition citing the following concerns:

- increased height, density and lot coverage;
- loss of privacy and shadowing;
- increased traffic and parking;
- loss of mature trees; and
- loss of community character.

The Mount Pleasant Community Association did not provide comments on this application. Administration followed up with the community association 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, on-site parking, landscaping and mature tree retention will be 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 proposed R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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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). Further opportunities to align future development on this site with climate strategies will be explored and encourage at future development stages.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services while providing 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform