

Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three reading to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 1024 and 1030 – 19 Avenue NW (Plan 3150P, Block 20, Lots 12 to 15) from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows 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 land use amendment 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 Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a two-building courtyard-oriented rowhouse development has been submitted and is under review.
- 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 CivicWorks on behalf of EC Living and Evolve Homes (2017) Inc., on 2023 December 1.

The approximately 0.11 hectare site is situated on the corner of 19 Avenue NW and 10 Street NW. The subject site is north of 16 Avenue N Urban Main Street and west of 4 Street NW. The sites are currently developed with single detached dwellings with detached garages accessed from the rear lane.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district will enable a ‘missing middle’ development. A development permit (DP2023-08599) for 15 dwelling units and secondary suites was submitted on 2023 December 7 and is under review.

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 displayed custom on-site signage and delivered brochures outlining the proposed land use change and development vision to neighbours within a 200 metre radius. The applicant also shared a project summary and plans with the Mount Pleasant Community Association and 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.

Administration received eight letters of opposition. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- lack of privacy;
- increased height and density; and
- lack of direct sunlight.

Administration received one letter of support. The letter of support included the following areas of support:

- development will increase the number of residents which will further provide support to local businesses within the community;
- impact of this development is low as there are multiple commercial buildings within the area; and
- parcel location has access to nearby BRT and LRT service.

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 H-GO District is intended for parcels that meet the location criteria within an approved local area plan. 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.

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IMPLICATIONS

Social

The proposed land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that 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*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and by optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Economic

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

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform