

Planning and Development Services Report to
Calgary Planning Commission
2024 May 23

ISC: UNRESTRICTED
CPC2024-0632
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**Land Use Amendment in Mount Pleasant (Ward 7) at 502 – 21 Avenue NW,
LOC2024-0068**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 502 – 21 Avenue NW (Plan 2934O, Block 30, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:

That Council give three readings to **Proposed Bylaw 195D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 502 – 21 Avenue NW (Plan 2934O, Block 30, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) 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 where dwelling units may be attached or stacked in a form and scale consistent 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit 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 Horizon Land Surveys on behalf of the landowners 2454045 Alberta Ltd. (Berhe Bokru), on 2024 March 6. A development permit (DP2024-02458) for a grade-oriented development was submitted on 2024 April 10 and is under review.

The approximately 0.06 hectare (0.14 acre) corner site is located on the northwest corner of 4 Street NW and 21 Avenue NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from the lane. As indicated in the Applicant Submission (Attachment 2), the intent is to allow for grade-oriented development in a range of housing forms.

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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 the respective community association was appropriate. In response, the applicant delivered post cards to residents within a 100-metre radius, door-knocked and spoke with residents. The applicant also contacted the Mount Pleasant Community Association (CA) and 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.

Administration received two letters of opposition from the public. The areas of concern included increased density, traffic and parking impacts, and external building materials.

No comments from the Mount Pleasant Community Association were received. Administration contacted the CA 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 and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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 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 the project will seek LEED Gold Certification including measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels. These measures will be

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explored further at the development permit stage. This is aligned with the *Calgary Climate Strategy – Pathways to 2050* (Programs D – Renewable Energy & F – Zero Emissions Vehicles).

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
4. **Proposed Bylaw 195D2024**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform