

Background and Planning Evaluation

Background and Site Context

The Applicant's Submission (Attachment 3) indicates that the owner wants to redevelop this property, increasing the density to five units and taking advantage of this corner lot location and area of green space directly opposite.

No development permit application has not been submitted at this time.

This flat 0.07 hectare site is located in the community of Mount Pleasant, immediately to the south and west of the intersection of 27 Avenue and 5 Street NW. It is currently developed with a single detached dwelling with vehicular access from rear the lane.

The general area is low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. The Mount Pleasant community has seen recent changes in land use to include the R-CG District. Opposite the intersection of 27 Avenue NW and 5 Street NW, to the south east of the site is a large parcel of Special Purpose – Community Institution (S-CI) District, housing the North Mount Pleasant Arts Centre. Further to the south are Commercial uses along 4 Street NW Commercial – Neighbourhood 1 and 2 (C-N1 and C-N2) Districts, offering a range of local goods and services (approximately 200 metres from the subject parcel).

Community Peak Population Table

Figure 1 provides an overview of the demographics of Mount Pleasant, based on the most recent census (of 2019). This application would represent a marginal potential increase in population.

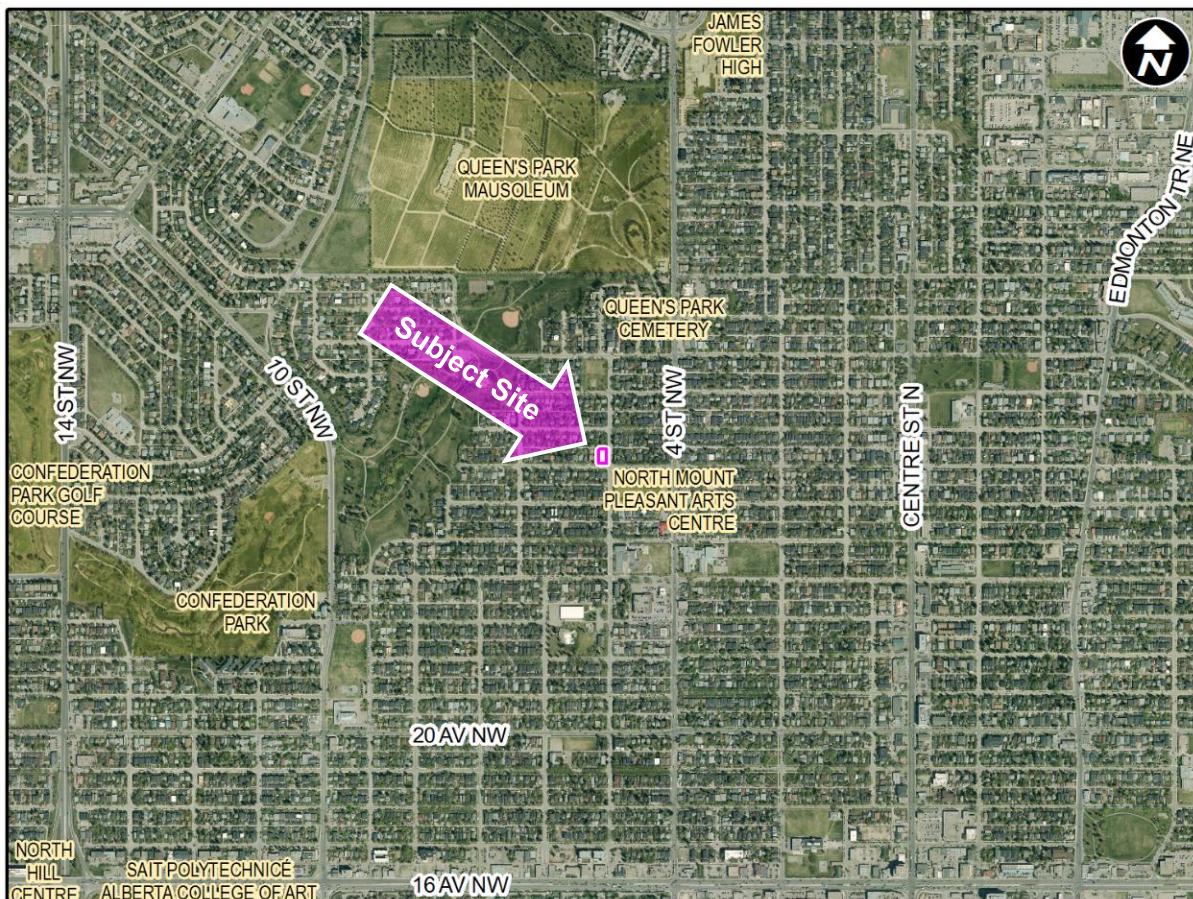
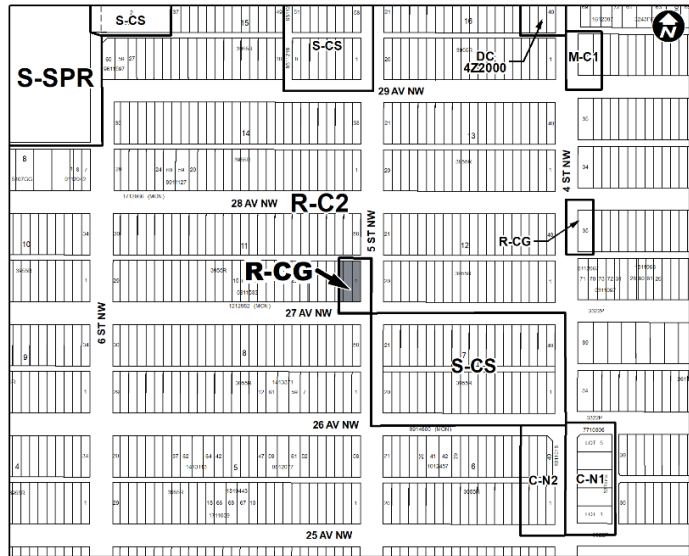
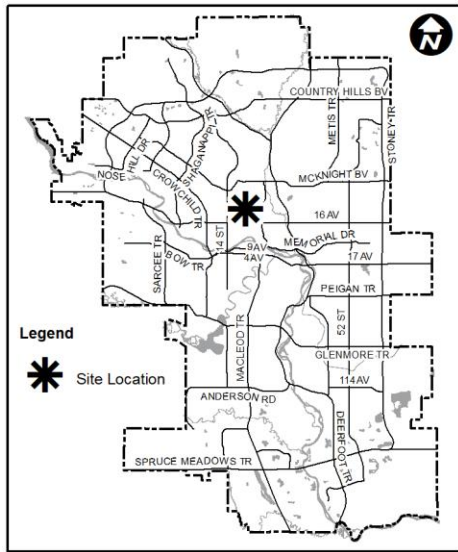
Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant](#) community profile.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of five dwelling units.

The corner lot location, direct lane access, proximity to commercial uses on 4 Street NW (approximately 200 metres to the south east), open space (provided by the Arts Centre) and

nearby transit availability; lends this site favourably to an increase in density and the number of units anticipated by this land use redesignation.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both the 5 Street NW and 27 Avenue NW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- Improving pedestrian connections along 5 Street NW by ensuring vehicle access to the site is off the lane;
- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

A development permit application has not been submitted at this time.

Transportation

Pedestrian sidewalks are provided along both 5 Street NW and 27 Avenue NW. Vehicular access is available from the lane.

Regular bus transit services are accessible along 4 Street NW, a walking distance of approximately 300 metres (Routes 2 and 404). This also provides access to 16 Avenue NW and the Max Orange Bus Rapid Transit service.

A Transportation Impact Assessment was not required.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment is not required.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Bylaws, Regulations, Council Policies

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resiliency Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is identified, on Map 2 of the [North Hill Area Redevelopment Plan](#) (ARP), as Low Density Residential. An amendment to Map 2 to change the category of the site to Low Density Residential or Low Density Multi-Dwelling would be required.

North Hill Communities Local Area Plan (Draft)

The North Hill ARP is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Mount Pleasant and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.