

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located in the community of Mount Pleasant at the intersection of 4 Street NW and 21 Avenue NW. The area is generally characterized by single and semi-detached dwellings in the R-C2 District. There are other parcels designated R-CG in the general vicinity, as well as one parcel with a medical office use within the dwelling to the south of the site.

The Mount Pleasant Community Association, and associated recreational facilities are located one block to the northwest. St. Joseph's off-leash dog park is located one block to the southwest. There are also two schools approximately 315 metres to the north along 4 Street NW (on the north side of 24 Avenue NW). There are a variety of commercial land uses located two blocks to the north (at the intersection of 24 Avenue NW and 4 Street NW).

This parcel is subject to a 2.134 metres bylaw setback for public realm improvements along 4 Street NW. Given that the parcel is 14.17 metres wide, this would mean that the resulting developable width is 12.027 metres.

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

Community Peak Population Table

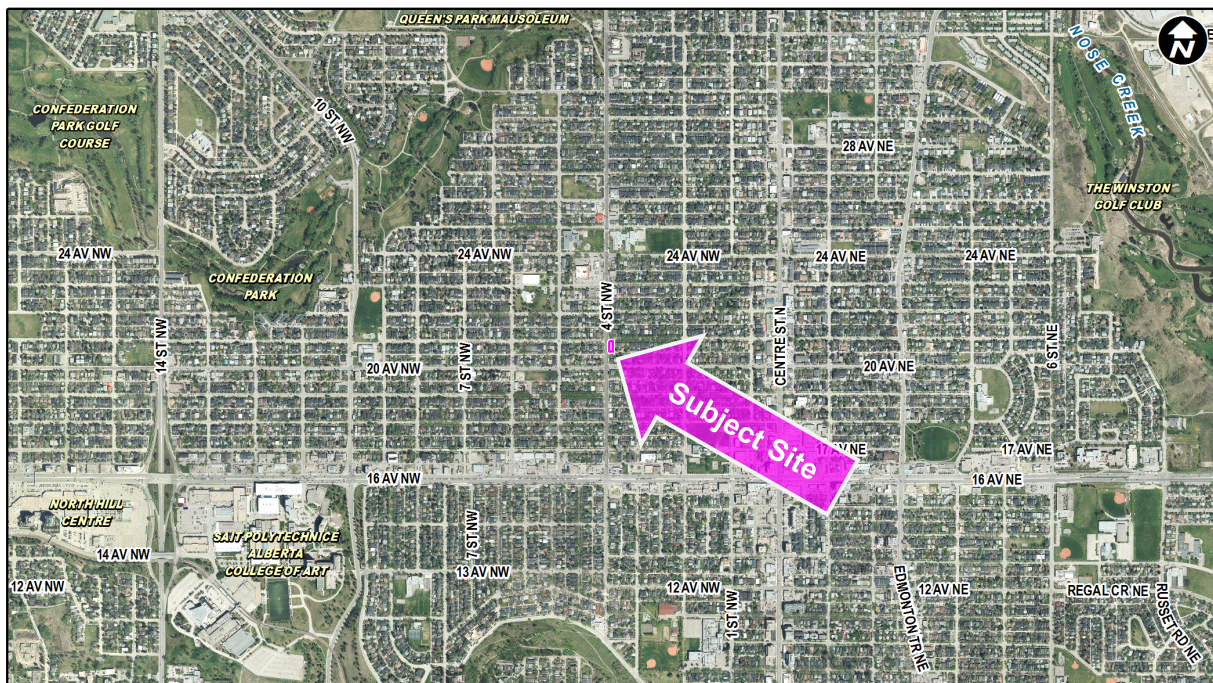
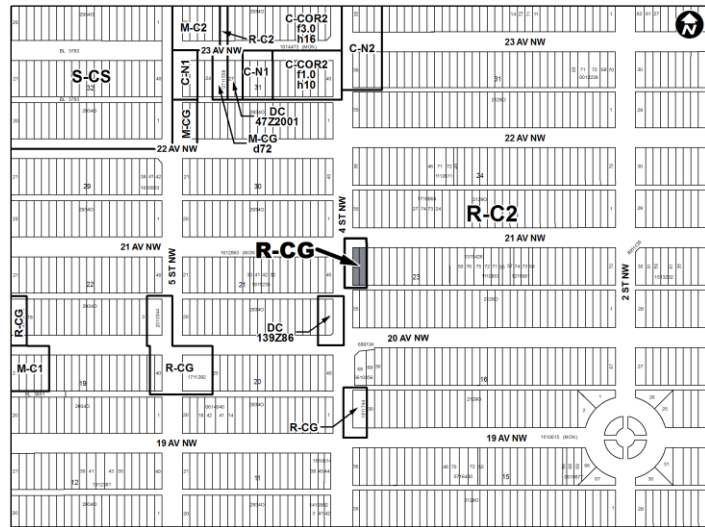
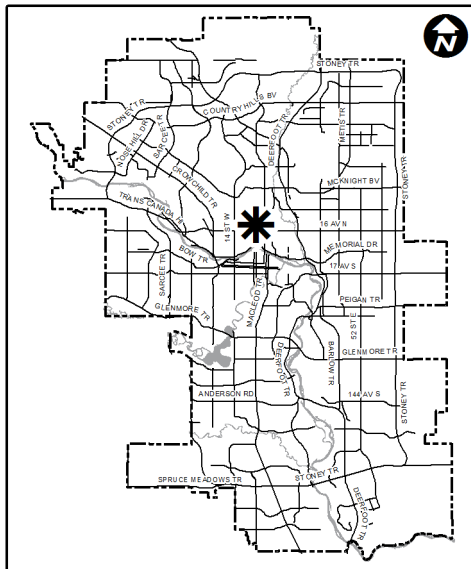
As identified below, the community of Mount Pleasant reached its peak population in 2019.

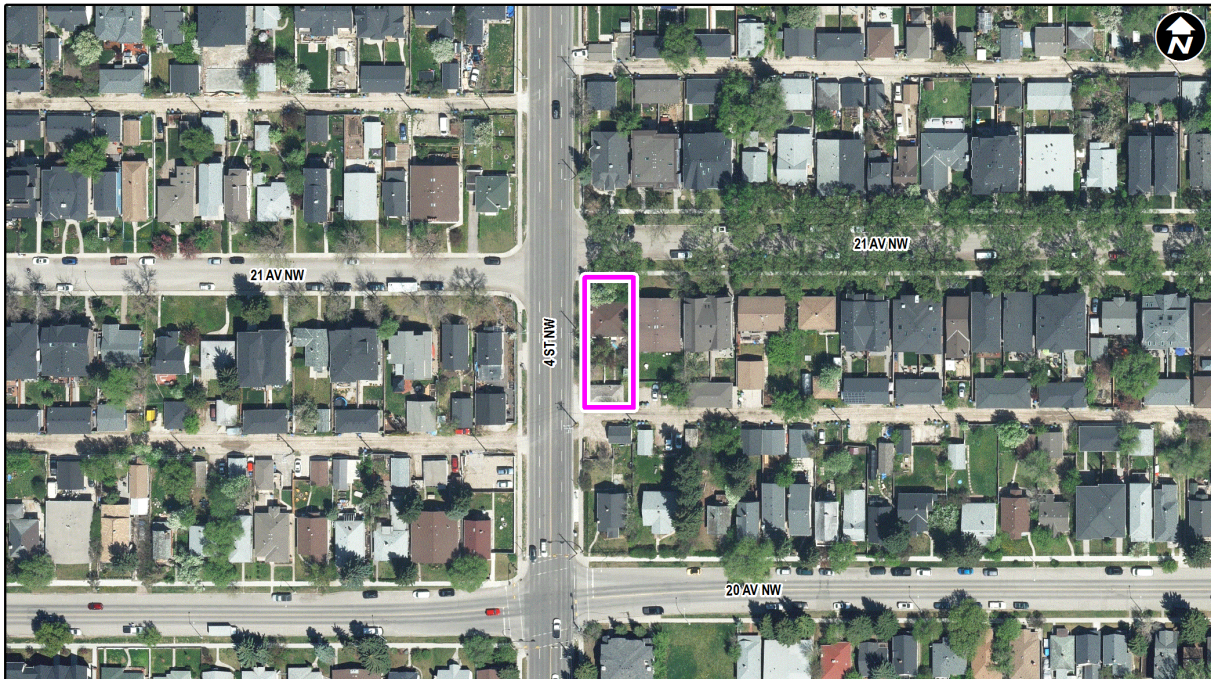
Mount Pleasant	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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 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. Based on the subject site parcel area, this would allow for a maximum of four dwelling units.

Development and Site Design

The rules of the proposed 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 4 Street NW and 21 Avenue NW frontages;
- Ensuring access for the principal dwellings meets grade-oriented design definitions;
- Improving pedestrian connections along 4 Street NW by ensuring principal vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

Transportation

A Transportation Impact Assessment was not required as part of this application. There is rear lane access to the site for vehicular access and parking. Pedestrian sidewalks are provided along both 4 Street NW and 21 Avenue NW.

Regular bus transit services (bus Routes 2 and 404) are easily accessible by foot along 4 Street NW. This also provides access to 16 Avenue NW and the MAX Orange Bus Rapid Transit service.

There is a 2.134 metre public realm setback along 4 Street NW, on the east side of this property.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site.

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.

Legislation and Policy

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.

Mobility choices are increased by the site's proximity to a variety of transit options and the increase in residents further enhance support of local commercial and social spaces near to the site, aligning with section 2.6 of the MDP.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, 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 located within the Low Density Residential area according to Map 2 of the [North Hill ARP](#). The Low Density Residential policy indicates that single and semi-detached dwellings are appropriate within these areas. In order to accommodate the proposed land use amendment, an amendment to Map 2 is required (Attachment 2). The proposed amendment would change the policy of the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling.

North Hill Communities Local Area Plan (Proposed)

The *North Hill ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) 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 presented for approval by City Council in 2021 March. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.