

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant and is located midblock on the north side of 20 Avenue NW, between 4 Street NW and 3 Street NW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide by 38 metres deep. The parcel is currently developed with a single detached dwelling. There is no direct vehicular access to 20 Avenue NW.

The area is generally characterized by single and semi-detached dwellings designated as R-C2. There are parcels designated R-CG in the general vicinity, as well as one parcel with a medical office use within the dwelling to the west of the subject site. The 4 Street NW Neighbourhood Main Street is located approximately 45 metres to the west. The Mount Pleasant Community Association and associated recreational facilities are located approximately 350 metres (5-minute walk) to the northwest.

Community Peak Population Table

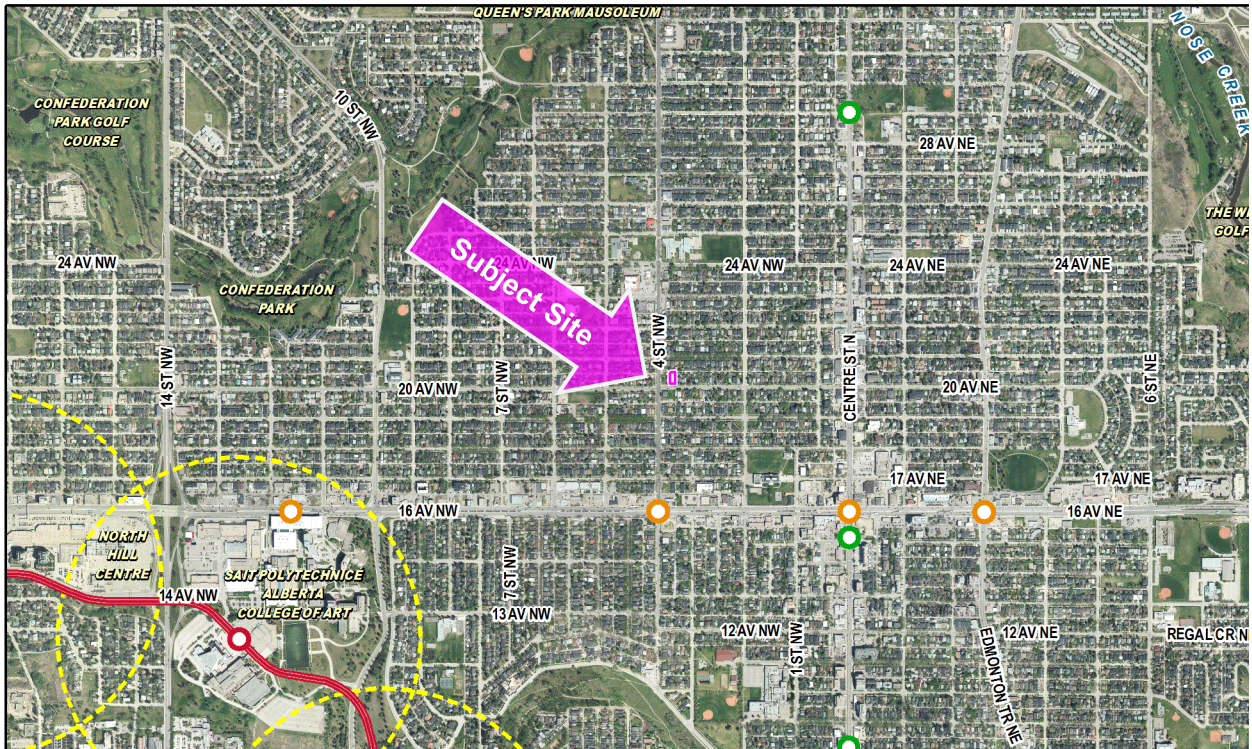
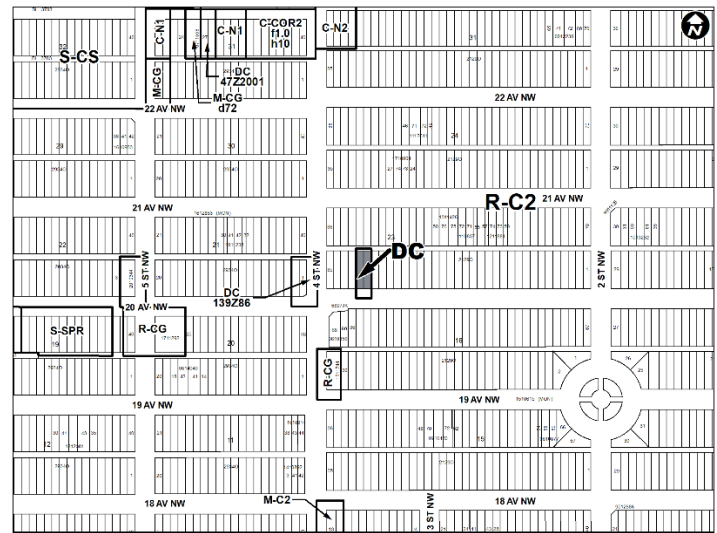
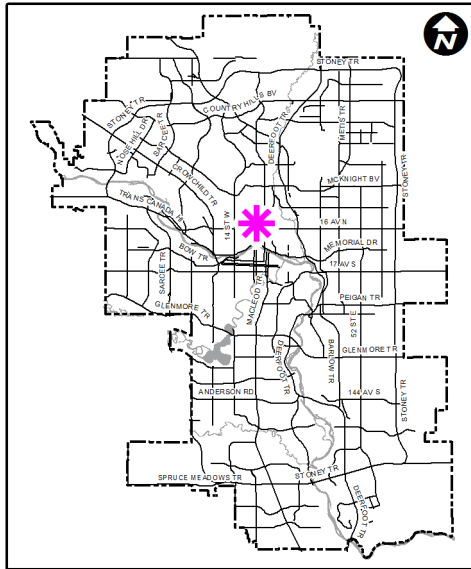
As identified below, the community of Mount Pleasant reached its peak population in 2019.

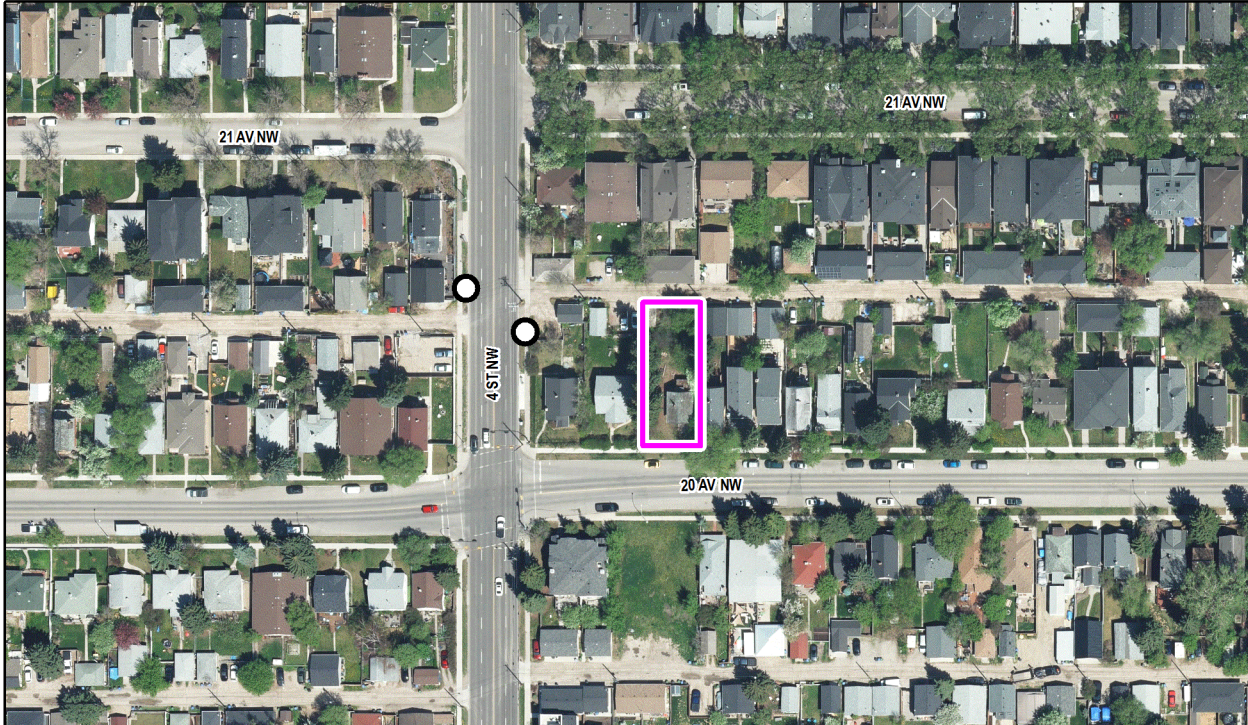
Mount Pleasant	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units (and two secondary suites).

The proposed DC District (Attachment 3) is based on the R-CG District and allows for a two to three-storey (11 metres maximum height) rowhouse-style development. The district provides for a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject site based on parcel area.

The DC District would allow for mid-block rowhouse building forms that are sensitive to neighbouring low density homes. This is achieved by overall height, parcel coverage, parking, and amenity space rules that follow the R-CG base district. The proposal also includes two defined uses for Basement Secondary Suites and Grade Oriented Rowhouse. The resulting proposed DC District would allow for a low-density building form consistent with an R-CG, but with a courtyard style grade-oriented development that prohibits stacked individual units and uses height chamfers. These considerations will decrease massing and shadow impacts on neighbouring properties. The district also provides rules for separation between residential buildings on the parcel to ensure usable and functional courtyard space between the two buildings.

The proposed DC District includes a rule that allows the Development Authority to relax Section 8 of the DC. Section 8 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

In addition, the proposed DC District has included the opportunity for relaxations for Sections 9 through 18 of the DC District which include many rules related to the built form including heights, setbacks and parcel coverage. The intent of including these additional DC sections in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- emphasizing individual at-grade entrances and an engaging interface along the 20 Avenue NW frontage;
- ensuring high quality amenity space for all units on the site with particular attention to an engaging courtyard space;
- provision of trees and landscaping; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 20 Avenue NW. Street parking is also available on 20 Avenue NW, which is not restricted. Vehicular access will be required from the lane at the time of future development.

The site is serviced by Calgary Transit with standard service bus stops located approximately 15 metres west (less than 1-minute walk) and 91 metres (1-minute walk) along 4 Street NW. The nearest Primary Transit location is the MAX Orange BRT located on 16 Avenue NW and 4 Street NW which is located approximately 500 metres (7-minute walk) to the south.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required.

Utilities and Servicing

Water and sanitary sewer are available for connection and specific site servicing details, and stormwater management will be evaluated with the future 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Neighbourhood Main Street 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 allow for more efficient use of land, existing infrastructure, public amenities and transit. Ground-oriented housing is encouraged with the highest densities occurring in close proximity to transit stops. The proposal is in keeping with relevant MDP policies as the proposed DC District allows for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further 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 \(2000\)](#). 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 (2021)

On 2021 March 21, Administration presented the proposed [North Hill Communities Local Area Plan](#) (LAP) to Council. The proposed LAP includes Mount Pleasant and surrounding communities. On 2021 April 12, Council referred the LAP back to Administration to incorporate policies from The Guide for Local Area Planning, as required, and return the local area plan directly to Council on 2021 June 21. Planning applications are being accepted for review during this process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.