

Background and Planning Evaluation

Background and Site Context

This 0.06 hectare parcel is located in the northwest community of Mount Pleasant, on the northeast corner of 19 Avenue NW and 10 Street NW. The subject site has approximately 15 metres by 36 metres in size. The laned parcel is currently developed with a single detached dwelling and a rear detached garage. Vehicular access is provided from the rear lane.

A two-storey commercial retail building, designated Commercial – Neighbourhood 1 (C-N1) District, is located north of the subject site across an intervening lane. To the west, across 10 Street NW, is a place of worship. King George Elementary School is located a half block north of the site on 20 Avenue NW. The immediate area is characterized by low density development (single and semi-detached dwellings), with the R-C2 District as the primary land use within the area. There is a strip of R-CG District parcels west of the subject parcel, as well as several corner sites to the south have been designated R-CG and now feature rowhouse development.

Community Peak Population Table

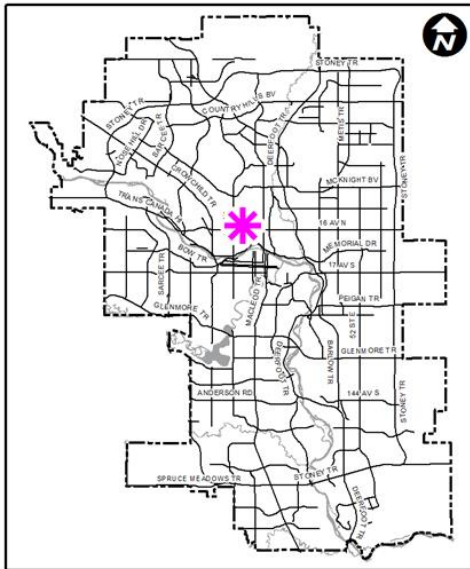
As identified below, the community of Mount Pleasant reached its peak population in 2019.

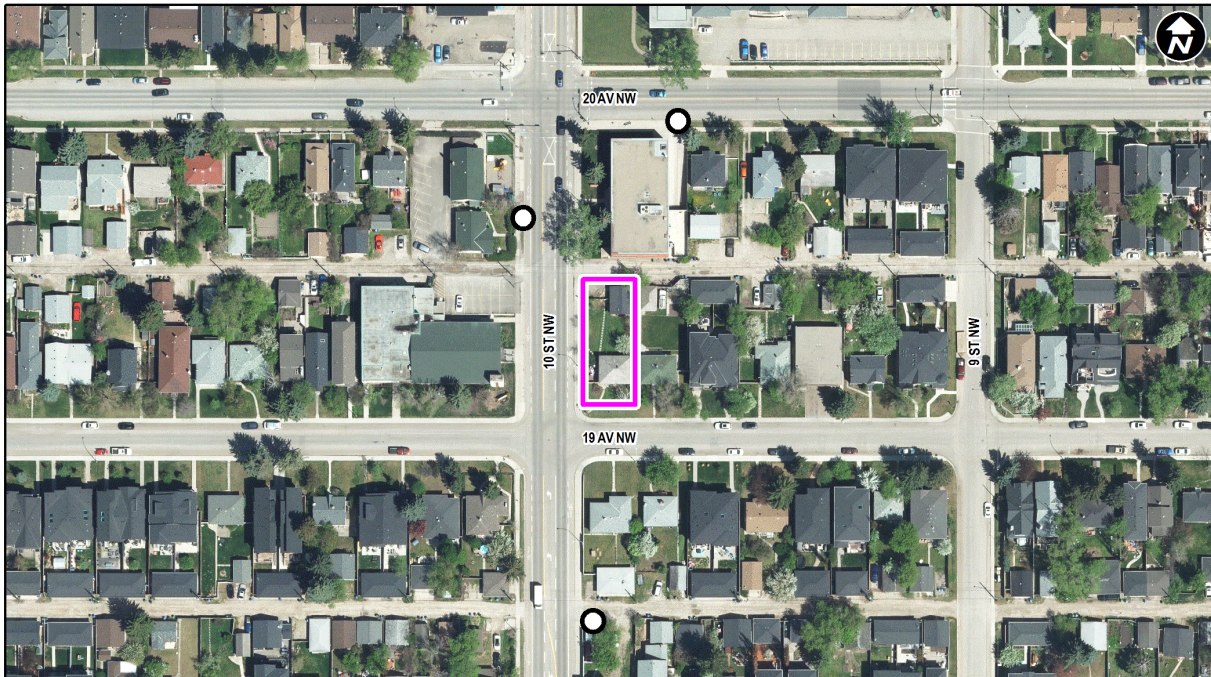
Mount Pleasant	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 low-density residential designation applied to developed areas that are 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.

The proposed R-CG District is a low-density residential designation which allows for a range of 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 (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of four dwelling units on the site in rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the R-CG District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be required from the rear lane. Given the specific context of this corner site and adjacent local commercial

development, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring a well-articulated built interface along both the 19 Avenue NW and 10 Street NW frontages; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties and the low density development on the rest of the block.

Transportation

Pedestrian and vehicular access is available from 19 Avenue NW and 10 Street NW as well as the rear lane. The site is located approximately 100 metres (1-minute walk) from a transit stop that provides access to Bus Routes 4 (Huntington) and 404 (North Hill), which services the Lion's Park LRT Station.

On-street parking adjacent to the site is available along 19 Avenue NW. However, no parking is available along 10 Street NW where cycling lanes are located on both sides of the street.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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 Interim Growth Plan \(IGP\)](#). The proposed policy and land use 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 parcel is located within the Developed Residential – 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development 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 density increase 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)

This application aligns with the residential land use and development objective of the [North Hill Area Redevelopment Plan \(2000\)](#) of accommodating a variety of housing types while preserving the existing low density residential character of the neighbourhood (Section 3.2).

A policy amendment to Map 2: Future Land Use Policy, to re-classify the property as Low Density Residential or Low Density Multi Dwelling, would be required to accommodate this application (Attachment 3).

North Hill Communities Local Area Plan (Proposed – 2021)

The [North Hill Communities Local Area Plan](#) has received first reading from Council and is currently being circulated to the Calgary Metropolitan Region Board (CMRB). Following approval from the CMRB, the plan will return to Council for second and third reading in September 2021. Planning applications are being accepted for processing during the local area planning process. The proposed land use is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.