

# 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 17 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 rowhouse with secondary suites, designated R-CG District, is located north of the subject site across an intervening lane. The parcels to the south, across 17 Avenue NW, are designated Mixed Use – General (MU-1) in anticipation of a mixed-use development. The immediate area is characterized by low density development (single and semi-detached dwellings), with the Residential – Contextual One/Two Dwelling (R-C2) District as the primary land use within the area. One block to the south is 16 Avenue N, which is an Urban Main Street with a predominant land use designation of Commercial – Corridor 1 (C-COR1).

## Community Peak Population Table

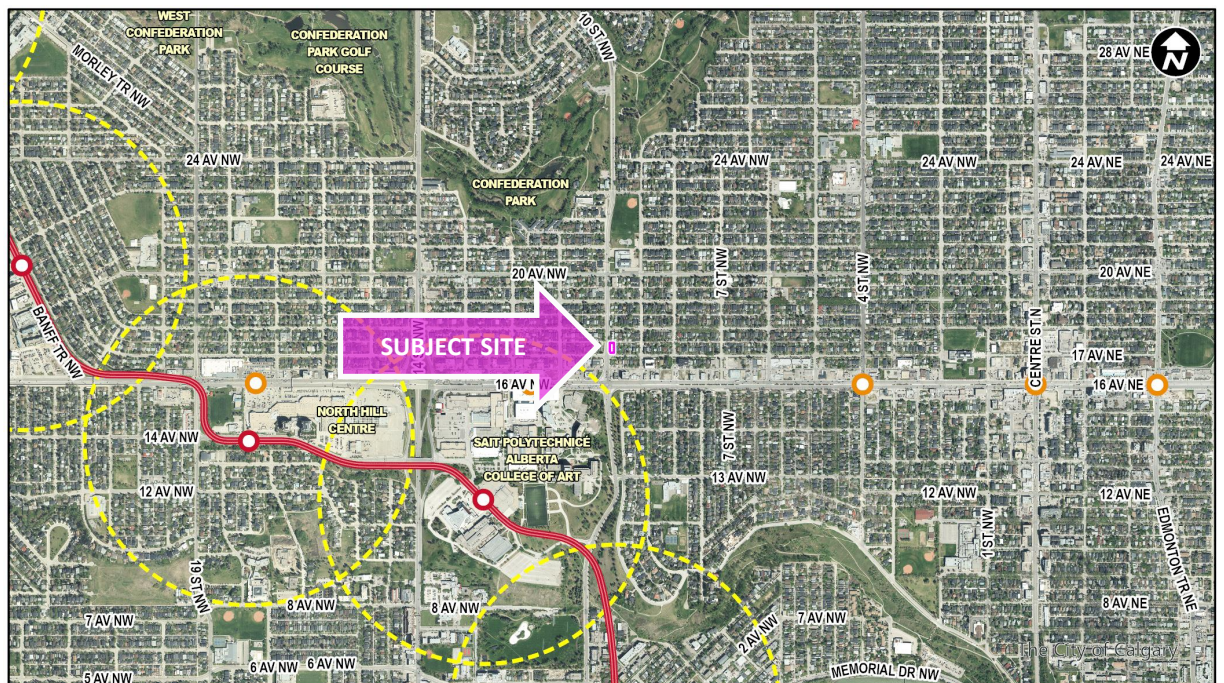
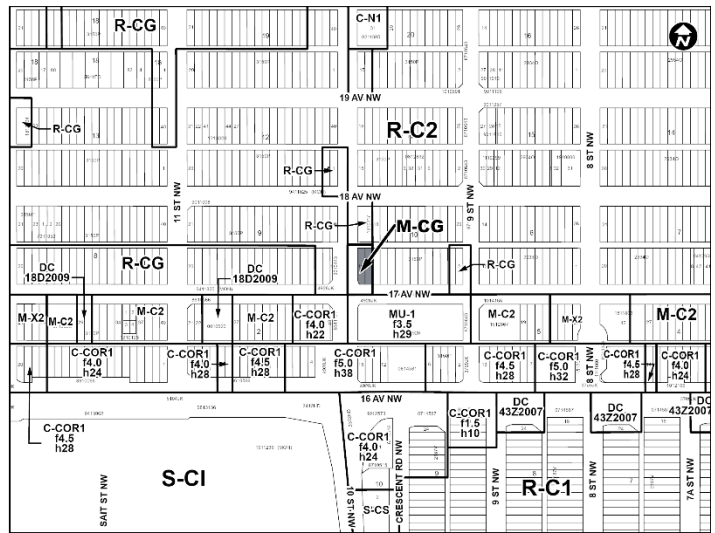
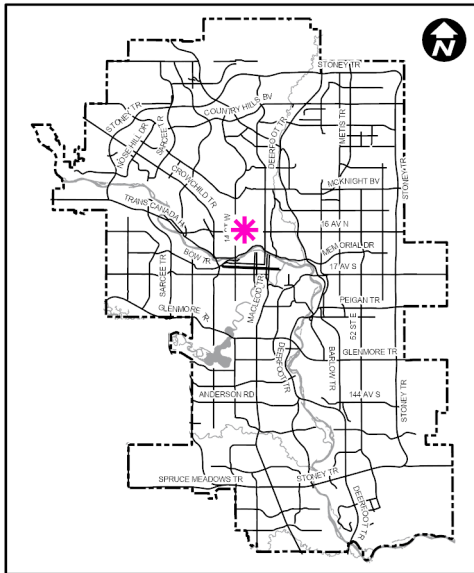
As identified below, the community of Mount Pleasant reached its peak population in 2019.

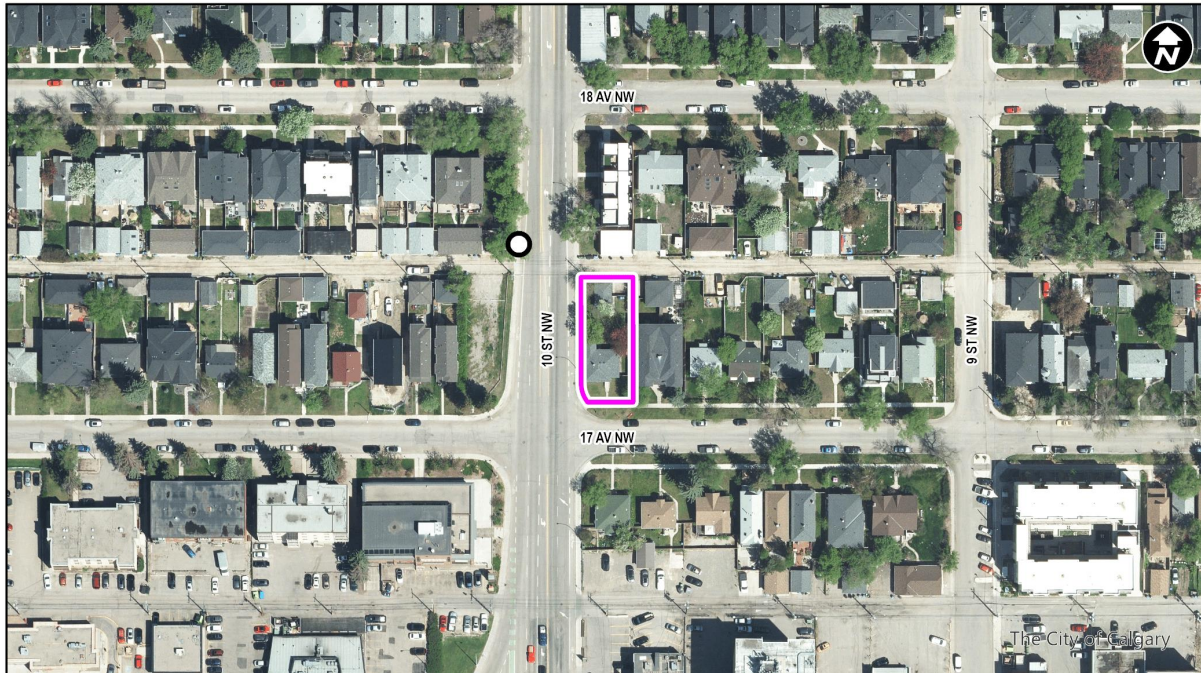
<b>Mount Pleasant</b>	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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.

The proposed M-CG District is a multi-residential designation which allows multi-residential developments of low height and density, in addition to single detached, semi-detached, duplex dwelling. The M-CG District allows for a maximum building height of 12 metres (three storeys) and a maximum density of 111 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of six dwelling units on the site.

### Development and Site Design

If this application is approved by Council, the rules of the M-CG District and the applicable policies of the *North Hill Local Area Plan* (LAP) will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be from the rear lane. Given the specific context of this corner site, additional intensity is appropriate. Additional items that will be considered through the development permit process will include, but are not limited to:

- ensuring a well-articulated built interface along both the 17 Avenue NW and 10 Street NW frontages; and
- height, massing, parcel coverage, and privacy 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 17 Avenue NW and 10 Street NW as well as the rear lane. The site is located approximately 75 metres (1-minute walk) from a transit stop that provides access to Bus Route 4 (Huntington), and 400 metres (5-minute walk) from stops for Route 19, which services 16 Avenue N, and the SAIT BRT Station (Max Orange).

On-street parking along 17 Avenue NW is restricted to permit holders, and 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 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 M-CG District is intended to provide 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](#) however, the applicant has indicated intent to pursue Built Green building standards. The specific level of performance to be achieved has not been specified would be further explored and determined at the development stage. Additional opportunities to align development of this site with additional climate resilience objectives will also be encouraged and explored at the development approval stage.

**North Hill Communities Local Area Plan (Statutory – 2021)**

The subject site is identified as Neighbourhood Connector with a Low (up to 6 Storeys) building scale in the [North Hill Communities Local Area Plan](#) (LAP). Neighbourhood Connector areas support a broad range and mix of housing types, unit structure and forms. In particular, these are intended to feature higher frequency of units and entrances facing the street, and higher density located near commercial areas and transit. The proposed M-CG District is in alignment with applicable policies of the LAP.